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35 St. Thomas Road, Newquay TR7 1RS

£475,000

AN EXCEPTIONALLY SPACIOUS AND CONVENIENTLY POSITIONED SEMI DETACHED FIVE BEDROOM FAMILY HOME WITH A ONE BEDROOM DETACHED ANNEXE OFFERING SPACIOUS, VERSATILE ACCOMMODATION AND DRIVEWAY PARKING. THIS PROPERTY WOULD BE IDEAL FOR A FAMILY LOOKING FOR AN ANNEXE OR A HOLIDAY LET INCOME.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 5 / **BATHROOMS:** 2

FEATURES:

- EXCEPTIONALLY SPACIOUS FIVE BEDROOM HOUSE WITH SEPARATE ANNEXE
- IDEAL FOR MULTI GENERATIONAL FAMILIES
- SELF CONTAINED DETACHED ANNEXE OPERATING AS A SUCESSFUL HOLIDAY LET
- FLEXIBLE OPEN PLAN LIVING ACCOMMODATION
- LOG BURNER
- OPEN VIEWS ACROSS THE TOWN TOWARDS THE SEA
- NEAT, PRIVATE AND LOW MAINTENANCE GARDEN
- PLENTY OF STORAGE
- EASY ACCESS TO THE TOWN, BEACHES, SCHOOLS AND SHOPS

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DESCRIPTION:

Welcome to Number Thirty Five St Thomas Road; a brilliant and exceptionally spacious family home with a separate one bedroom annexe located on a conveniently located street comprising of well kept properties with a mixture of houses, bungalows and apartments. The town centre is just a short stroll away and offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings - Newquay can offer something for you. Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This reality often makes Newquay a front runner for families who are purchasing a home with children in mind.

This property has been well looked after and much improved over the years by the current owners, the accommodation is beautifully presented throughout offering plenty of flexibility with the added benefit of a one bedroom annexe currently run as a lucrative holiday let.

A bright entrance porch guides you into the spacious and welcoming hallway which has a useful storage cupboard and stairs to the first floor and in turn gives access to the reception rooms on the ground floor. The lounge at the front is a generous size with a box bay window to the front and ample space for plenty of furniture. At the rear, you will find the dual aspect kitchen and dining area which opens into a second living room/snug offering direct access to a covered terrace via bi-fold doors. This area offers open plan, social space with ample room for cooking dining, entertaining and relaxing, designed to encourage connection yet with plenty of room for the whole family to relax. Practically, the 'on-trend' charcoal gloss kitchen offers an array of units with an integrated fridge freezer, oven and dish washer. The snug area has the luxury of a log burner and offers a second reception room perfect for families needing a little additional space with a useful cloakroom off from here.

Three of the bedrooms can be found on the first floor, there's two at the front and one at the rear with a gorgeous family bathroom with luxury tiling completing the first floor accommodation. One of the bedrooms has a dressing room, a great addition creating a real feel of luxury to this room.

On the second floor, you will find a further bedroom with a room currently arranged as a further snug area with a kitchenette which could be utilised as a 5th bedroom. Both these rooms enjoy fabulous views across the town to the sea and offer huge flexibility, perhaps for a teenager looking for their own space or as a holiday let. On this floor, you will also find a shower room, making this whole floor ideal for guests.

This property has gas central heating throughout, the central heating boiler and high pressure cylinder is located in the cellar beneath the house. There's a mixture of good quality carpets and practical flooring complimented by modern decor throughout.

THE ANNEXE

At the rear with its own entrance and garden, the one bedroom annexe is currently run as a successful and lucrative holiday let with bookings right through the year. It comprises of a lounge kitchen diner, a double bedroom and a shower room and is presented to a high standard.

Externally, the rear gardens are neat and low maintenance with a mixture of astro turf and decking. There's plenty of privacy with some well established plants and trees. At the front, there's driveway parking and access down the side to the rear where you will find a shed and direct access to the annexe.

In summary, this truly is an exceptional family home...the location is perfect for families, there's huge flexibility with many beaches and schools within easy walking distance.

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Lounge
4.95m x 4.47m (16'3 x 14'8)

Kitchen
3.86m x 2.92m (12'8 x 9'7)

Snug/Living Area
4.34m x 3.30m (14'3 x 10'10)

Dining Area
4.14m x 3.30m (13'7 x 10'10)

Bedroom
4.42m x 4.17m (14'6 x 13'8)

Bedroom
4.34m x 3.30m (14'3 x 10'10)

Dressing Room
3.40m x 1.80m (11'2 x 5'11)

Bedroom
3.18m x 2.54m (10'5 x 8'4)

2nd Floor Bedroom
3.45m x 2.54m (11'4 x 8'4)

2nd Floor Bedroom/Sitting Room
3.48m x 2.54m (11'5 x 8'4)

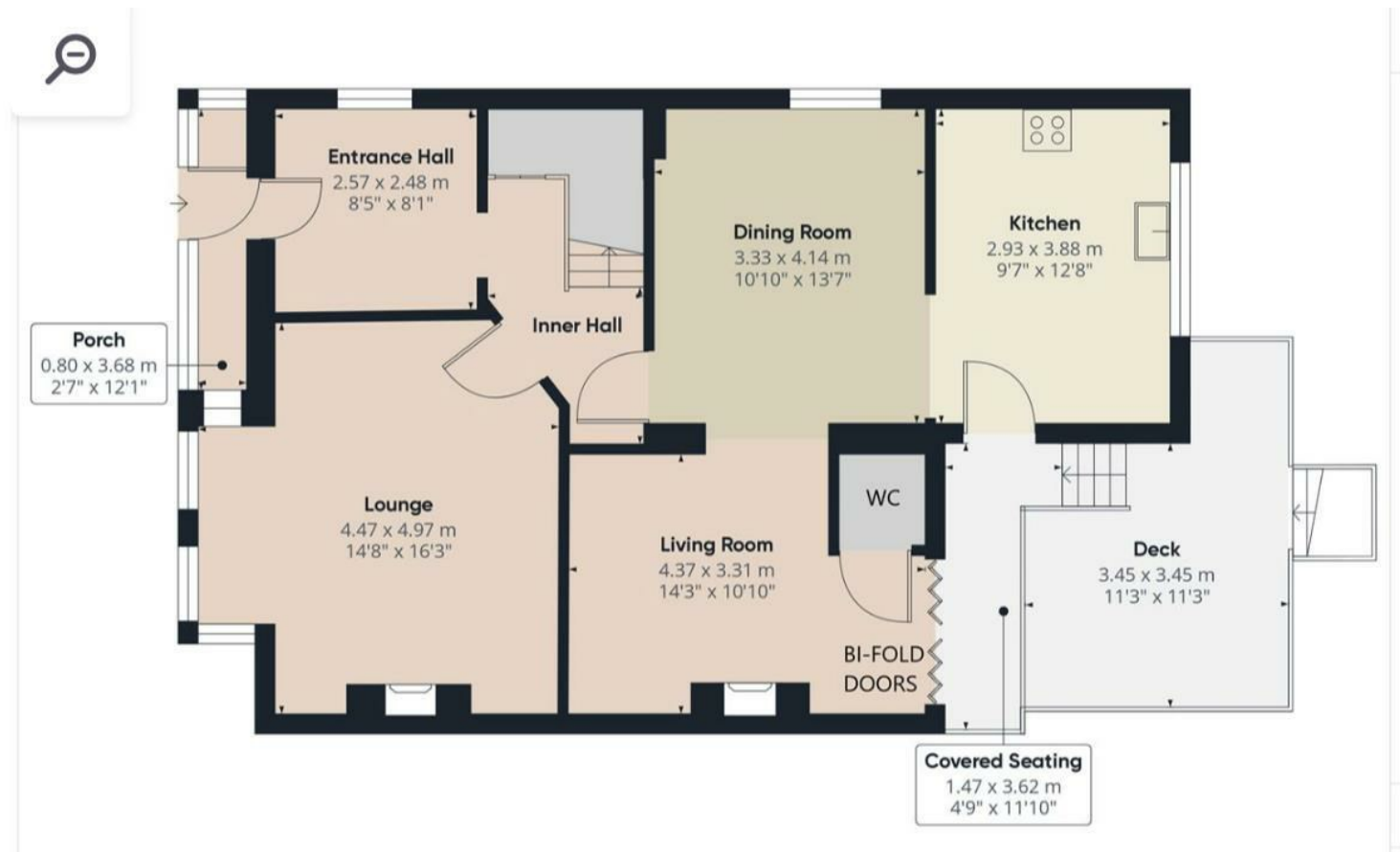
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FLOORPLAN:



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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