

"Estate Agency is evolving...evolve with us"



35 Jubilee Street, Newquay TR7 1LA

£325,000

A GORGEOUS AND CHARMING FOUR/FIVE BEDROOM TOWNHOUSE OOZING WITH CHARACTER AND ORIGINAL FEATURES AND LOCATED IN ONE OF NEWQUAY'S MOST POPULAR LOCATIONS. WALKING DISTANCE TO NEWQUAY TOWN AND BEACHES. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 1

FEATURES:

- FOUR/FIVE BEDROOM TOWN HOUSE
- LOG BURNER IN THE LIVING ROOM
- PRIVATE, ENCLOSED LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN
- HUGE POTENTIAL
- EXCEPTIONAL SEA VIEWS
- CONVENIENTLY LOCATED WITHIN EASY REACH OF THE TOWN CENTRE, MANY BEACHES AND THE HARBOUR
- OOZING CHARACTER AND CHARM

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Welcome to Number Thirty Five Jubilee Street, an attractive, centrally located town house, offering spacious, flexible accommodation, retaining many original features and plenty of charm, it is prominently located just a few minutes walk to Newquay town centre and Fistral Beach. Newquay is a vibrant town with an array of shops, cafes, bars and restaurants with something to suit all tastes. Naturally, the beaches and coastline are the main attraction with something for everyone whether it be surfing at the world famous Fistral Beach or wild swimming in The River Gannel. Newquay has a good choice of surf hire centres and superb facilities and instructors for every Watersport. The nearest convenience store is located just a hundred yards away on Tower Road with Sainsburys a little further down the road.

An inviting hallway with stairs to the first floor guides you into the lounge which has a bay window to the front, original floor boards and a log burner ...a warm and cosy room enjoying afternoon and evening sunshine. Also, on the ground floor off from the hallway, you will find an additional reception room; a flexible space that has been utilised as a dining room and a bedroom. Towards the rear, the kitchen has access to the rear and offers a good range of painted wooden units with space for an oven and fridge freezer.

Three of the bedrooms can be found on the first floor; there's two doubles and a single, all are a good size. The family bathroom is exceptionally spacious and features a bath with a shower over and an abundance of natural light thanks to the dual aspect windows.

The remaining bedroom on the second floor has the most tremendous views across the town, Newquay Bay and the north Cornish coast. This bedroom benefits from an en suite shower room and a walk-in wardrobe/dressing room.

This property has gas central heating throughout powered by a combination boiler located within a cupboard in the bathroom.

Externally, at the rear, there's a neat courtyard style garden with an outdoor store and a shed. The store has plumbing for a washing machine. This is a private, low maintenance area, a blank canvas ready for the next buyer to create their own garden. At the front, there's a neat courtyard style garden.

In summary, this unique town house offers flexible accommodation, plenty of natural light and stunning sea views, located in one of Newquay's most desirable town centre streets, this gorgeous home is sure to make you smile!

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Hallway
4.88m x 1.65m (16'0 x 5'5)

.

Lounge
4.27m x 3.76m (14'0 x 12'4)

.

Dining Room/Bedroom 5
3.56m x 3.05m (11'8 x 10'0)

.

Kitchen
5.05m x 2.84m (16'7 x 9'4)

.

Bedroom 1
3.68m x 3.58m (12'1 x 11'9)

.

En Suite
2.31m x 2.18m (7'7 x 7'2)

.

Bedroom 2
3.58m x 3.07m (11'9 x 10'1)

.

Bedroom 3
3.15m x 2.79m (10'4 x 9'2)

.

Bedroom 4
2.67m x 1.96m (8'9 x 6'5)

.

Bathroom
3.05m x 2.77m (10'0 x 9'1)

.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.