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**2 Colvreath Road, Newquay TR7 2PY**

**£335,000**

A BRILLIANT THREE-BEDROOM FAMILY HOME, RECENTLY REFURBISHED TO A SUPERB STANDARD. THIS PROPERTY BOASTS A DRIVEWAY AND A BEAUTIFULLY LANDSCAPED SOUTH-WESTERLY FACING GARDEN, ALL JUST A FEW MINUTES' WALK FROM TOLCARNE AND GREAT WESTERN BEACHES AND THE TOWN CENTRE.

**PROPERTY TYPE:** House - Mid Terrace

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

**FEATURES:**

- BEAUTIFULLY REFURBISHED THREE BEDROOM HOUSE
- PRIVATE LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING
- RECENTLY REPLACED KITCHEN AND BATHROOM
- CONVENIENT YET TUCKED AWAY LOCATION
- JUST A FEW MINTUES WALK FROM TOLCARNE AND GREAT WESTERN BEACHES
- LOG BURNER
- LUCRATIVE HOLIDAY LETTING POTENTIAL

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#### DESCRIPTION:

Welcome to Number Two Colvreath Road, a beautifully refurbished three bedroom family home located in a tucked away street, far enough away from the hustle and bustle yet within a short walk are two of Newquay's most beautiful beaches; Great Western and Tolcarne, both perfect for families and surfers!

Newquay offers something for everyone! 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. The convenient location of this property also means that Trenance Park, The Heron Tennis club, The Boating Lake, popular schools and the main town centre are all within easy reach. Colvreath Road is an ideal location for families with so many amenities on your door step!

This property has been completely transformed and reconfigured by the current owners who have replaced the kitchen, bathroom, windows, boiler and doors. The garden has been beautifully landscaped, a log burner has been added and there's freshly plastered walls and floor coverings throughout.

A neat and welcoming porch guides you into the hallway where you will find stairs to the first floor. Within the hallway, you will find a utility cupboard with space and plumbing for a washing machine and tumble dryer. At the rear the open plan kitchen lounge diner is a superb and very social area with plenty of room for cooking, dining and relaxing. There's ample space for a family size dining table and a spacious lounge area with a bay window to the front and the added luxury of a log burner. Practically, the kitchen offers a good range of light grey shaker units with an integrated fridge freezer, oven, gas hob and dish washer. There's patio doors leading out to the rear garden from the dining area.

All three bedrooms can be found on the first floor, there's two at the front and one at the rear. All are styled and presented to a brilliant modern standard with an abundance of natural light. Also on the first floor the bathroom exudes luxury and wouldn't look out of place in a Spa Hotel! There's a deep free standing bath with a shower over and a stone basin all complimented by high end luxury tiling.

This property is presented to an exceptional standard with gas central heating and replacement upvc double glazed windows throughout. The boiler is located within a cupboard in the bathroom.

Externally, at the front, the current owners have created driveway parking and at the rear, the garden is enclosed, sheltered and low maintenance with plenty of well established plants, shrubs and trees with a neat lawned area and a patio. The garden enjoys a westerly aspect and enjoys plenty of afternoon and evening sunshine.

In summary, this property is presented to an exceptional standard, it's perfect for families given the close proximity to schools and amenities with potential to enjoy a lucrative holiday letting business.

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Hallway  
3.96m x 1.98m (13'0 x 6'6)

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Open Plan Kitchen Lounge Diner  
7.37m x 5.69m (24'2 x 18'8)

.

Bedroom 1  
3.66m x 3.43m (12'0 x 11'3)

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Bedroom 2  
3.58m x 3.12m (11'9 x 10'3)

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Bedroom 3  
2.54m x 2.06m (8'4 x 6'9)

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Bathroom  
2.34m x 2.26m (7'8 x 7'5)

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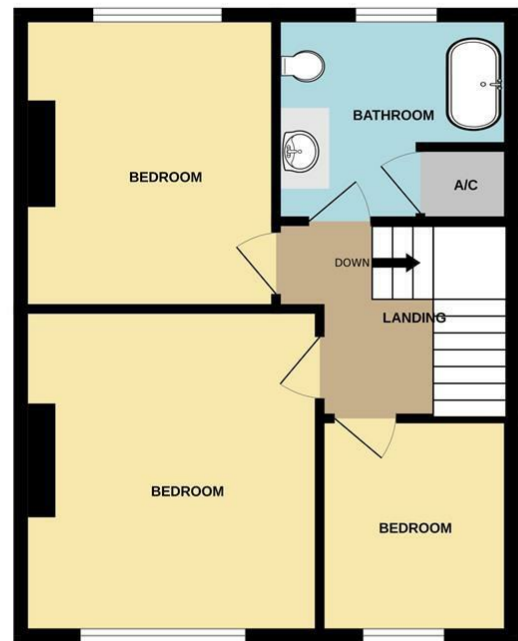
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**FLOORPLAN:**

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.

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