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**37 Pargolla Road, Newquay TR7 1RW**

**£325,000**

THIS SURPRISINGLY SPACIOUS THREE-BEDROOM TERRACED HOME OFFERS A BRILLIANT STANDARD OF ACCOMMODATION, FEATURING A GENEROUS SUNNY GARDEN, DRIVEWAY PARKING FOR TWO/THREE CARS AND A GARAGE. IDEALLY SITUATED, THE PROPERTY IS WITHIN A SHORT WALK OF THE TOWN CENTRE, LOCAL SCHOOLS, AND SEVERAL BEAUTIFUL BEACHES. NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Terraced

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

**FEATURES:**

- THREE DOUBLE BEDROOM FAMILY HOME
- GARAGE AND DRIVEWAY PARKING FOR TWO/THREE CARS
- LARGER THAN AVERAGE SUNNY, ENCLOSED GARDEN
- SPACIOUS, BRIGHT ACCOMMODATION
- DOWNSTAIRS WC
- EASY WALKING DISTANCE TO THE TOWN AND BEACHES
- OPEN VIEWS OF THE TOWN
- EASY WALKING DISTANCE TO SCHOOLS, SHOPS AND AMENITIES
- NO ONWARD CHAIN

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#### DESCRIPTION:

Welcome to Number Thirty Seven Pargolla Road— a fantastic, generously sized family home set in a well-maintained neighborhood. This charming street is conveniently located within walking distance of the town centre. Here, you'll find a delightful range of independent shops alongside popular high street names. Whether you're after a casual bite at a gastro pub or a fine dining experience at a trendy restaurant, Newquay offers a variety of dining and entertainment options to suit every taste. The area is also home to highly regarded nurseries, primary and secondary schools within easy reach, making it an ideal choice for families. With so much to offer, it's no wonder Newquay is a top destination for those seeking a family-friendly home.

The Feel Good Building recently opened along Pargolla Road is a real asset to the area offering a unique co-working space, a cafe, a barbers and an outdoor Spa.

This property has been lovingly cared for by the current owner who have maintained and improved their home over the last few years.

A welcoming hallway with stairs into the first floor guides you into this property where you will find a useful WC and stairs to the first floor with a useful storage cupboard. At the front, the kitchen boasts a generous range of gloss white units with space for an oven, washing machine, dish washer and fridge freezer. The lounge diner at the rear spans the entire width of the property, it's a gorgeous space bathed in natural light. There's ample space for plenty of lounge and dining furniture with sliding doors giving access to the rear garden.

All three double bedrooms can be found on the first floor. There's one at the front and two at the rear. Two have built in storage and all three are presented to a great standard with modern decor and floor coverings. Also on the first floor, the bathroom is bright and spacious with a bath and electric shower over. There's also an airing cupboard housing the boiler which has just been serviced and access to the loft.

This property has gas central heating and upvc double glazed windows throughout. The internal doors have been upgraded with solid oak.

Externally, at the front there's off road parking for two/three cars and access to the single garage. There's a large private courtyard at the front which faces westerly, the perfect spot for a glass of wine in the evening sun! At the rear, the garden is a blank canvas, currently a larger than average area of grass with a patio area.

In summary, this property is perfectly located to enjoy the best of what Newquay has to offer, it's spacious, well presented and offered with no onward chain.

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Hallway  
3.73m x 2.03m (12'3 x 6'8)

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Cloakroom  
2.16m x 0.79m (7'1 x 2'7)

.

Kitchen  
4.19m x 2.49m (13'9 x 8'2)

.

Lounge Diner  
6.20m x 3.71m (20'4 x 12'2)

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Garage  
5.28m x 2.18m (17'4 x 7'2)

.

Bedroom 1  
3.48m x 3.38m (11'5 x 11'1)

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Bedroom 2  
3.38m x 2.69m (11'1 x 8'10)

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Bedroom 3  
3.00m x 2.59m (9'10 x 8'6 )

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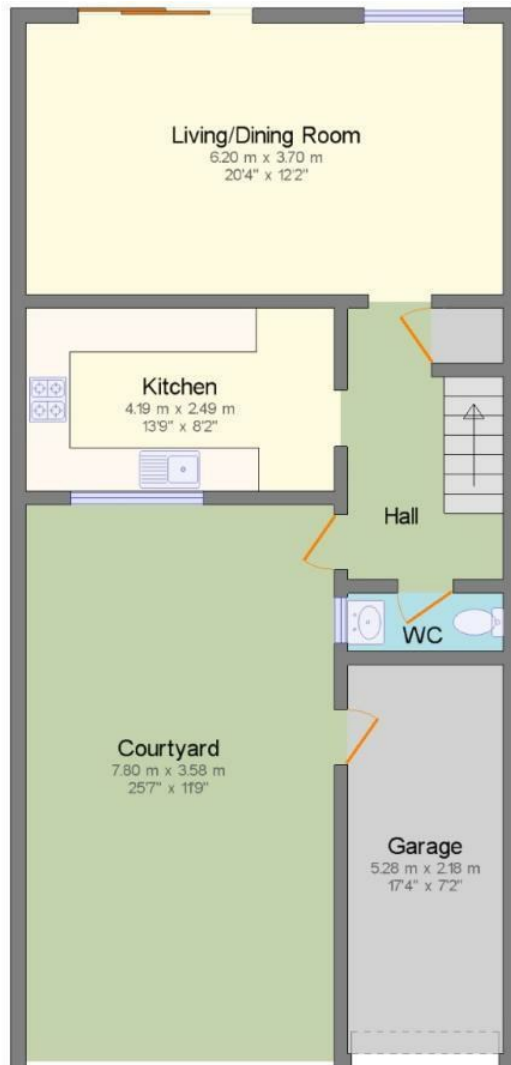
Bathroom  
1.98m x 1.65m (6'6 x 5'5)

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**FLOORPLAN:**



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

**Ground Floor**



**First Floor**

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	86

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

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