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83 Polwhele Road, Newquay TR7 2SJ

£230,000

A VERY WELL PRESENTED TWO-BEDROOM MID TERRACE HOUSE WITH A GARAGE IN A BLOCK, A GARDEN CABIN AND A NEAT, LOW MAINTENANCE SOUTH FACING GARDEN LOCATED IN A TUCKED AWAY POSITION AND OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Terraced

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

FEATURES:

- TWO BEDROOM TERRACED HOUSE
- SOUTH FACING GARDEN
- GARAGE IN A BLOCK
- GARDEN CABIN WITH POWER IDEAL FOR WORKING FROM HOME
- NO ONWARD CHAIN
- IDEAL FOR FTB
- SPACIOUS ACCOMMODATION
- BOILER REPLACED IN 2020
- WINDOWS, FACIAS AND GUTTERS REPLACED IN 2024

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to Number Eighty Three Polwhele Road – A very well presented Two-Bedroom Home in a Popular Family-Friendly Location

Tucked away in a quiet spot within the sought-after Treloggan area of Newquay, this mid-terrace two-bedroom home offers an ideal opportunity for first-time buyers or investors. Known for its strong appeal with families and buy-to-let landlords, Polwhele Road enjoys a convenient location close to supermarkets including Morrisons and Lidl, and is just minutes from the A392—offering excellent access in and out of town. Newquay's town centre, beaches, and popular attractions are also just a short drive away.

The property has been well looked after over the years, the boiler has recently been replaced and the windows, fascias and gutters were replaced in 2024.

Upon entering, you're welcomed into a porch that leads into the bright and spacious lounge. A large front-facing window fills the room with natural light, and the under-stairs area offers useful storage or even space for a small home study setup.

At the rear, the traditional style kitchen features a good range of units with space for a cooker, fridge freezer and washing machine. There's also plenty of room for a family-sized dining table, as well as a large built-in cupboard for additional storage. A door provides direct access to the low-maintenance south facing rear garden—perfect for easy outdoor living.

Upstairs, you'll find two generous double bedrooms—one facing the front and the other overlooking the rear garden. The largest bedroom offers some useful built in storage. The bathroom includes modern tiling, a full-sized bath with electric shower over, a wash basin and WC. An airing cupboard and loft access complete the first floor.

The property benefits from gas central heating via a combination boiler located in the kitchen REPLACED IN 2020. For added convenience, a single garage is located just at the rear in a block providing secure parking or additional storage.

Externally, there's communal parking at the front and at the rear, the south facing garden is fully enclosed, a real sun trap with a decked area and a low maintenance gravelled area with plenty of well established shrubs, trees and plants. There's a useful wooden garden cabin with power which would be perfect as a work from home space, there's also a garden store.

In summary, this property is a fantastic opportunity to step onto the property ladder or secure a ready-to-go rental investment (estimated rental income: £950 PCM). With no onward chain and many modern updates already taken care of, this home is ready for its new owners to move in and enjoy.

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Porch
1.22m x 0.91m (4'0 x 3'0)

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Lounge
5.84m x 3.66m (19'2 x 12'0)

.

Kitchen Diner
3.66m x 3.56m (12'0 x 11'8)

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Bedroom 1
3.91m x 3.15m (12'10 x 10'4)

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Bedroom 2
3.58m x 2.95m (11'9 x 9'8)

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Bathroom
1.98m x 1.60m (6'6 x 5'3)

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Garden Cabin
2.26m x 2.18m (7'5 x 7'2)

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Garage
5.18m x 2.51m (17'0 x 8'3)

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FLOORPLAN:



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) A			89
(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			
(92-100) 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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