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## 27 Anthony Road, Newquay TR7 2AS

**£350,000**

A WELL PRESENTED THREE STOREY, THREE BEDROOM FAMILY HOME WITH DRIVEWAY PARKING, A GARAGE AND A GENEROUS WELL ESTABLISHED GARDEN. THIS PROPERTY IS LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE, THE RIVER GANNEL VARIOUS SCHOOLS AND MANY BEACHES.

**PROPERTY TYPE:** House - Semi-Detached

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

### FEATURES:

- THREE BEDROOM, THREE STOREY FAMILY HOME
- GARAGE AND DRIVEWAY PARKING
- GANNEL VIEWS
- BEAUTIFULLY CARED FOR GARDEN
- TUCKED AWAY IN A QUIET CUL DE SAC
- SPACIOUS AND BRIGHT THROUGHOUT
- EPC AND FLOOR PLAN TO FOLLOW
- NEWLY FITTED BOILER AND GAS FIRE IN THE LIVING ROOM

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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#### DESCRIPTION:

Welcome to Number Twenty-Seven Anthony Road, a three-storey semi-detached family home tucked away at the end of a quiet cul-de-sac in the picturesque town of Newquay. This property enjoys beautiful views across the River Gannel from the living room and two front bedrooms, along with a well-established and immaculately maintained garden, a garage, and driveway parking.

Located in the sought-after coastal town of Newquay, the property offers easy access to the stunning beaches and dramatic coastline for which the area is renowned. Imagine leisurely walks along the sandy shores or enjoying water activities on the crystal-clear waters of the River Gannel, just minutes away. A wide range of amenities are close by, including charming cafés and restaurants, vibrant bars, and a variety of shops. Families will also appreciate the proximity to local schools, making the daily school run simple and convenient.

The property is entered via an entrance hallway with stairs leading to the first floor, access to the integral garage, and a useful storage cupboard. On the first floor, you will find the kitchen-diner and the living room. The kitchen-diner benefits from a door leading out to the rear garden and offers a good range of cream shaker-style units, with space for a fridge-freezer, washing machine, and an electric oven with gas hob. There is ample room for a family-sized dining table, and glazed doors open into the generously proportioned living room. The living room features a recently fitted gas fire and a bay window to the front, providing gorgeous views across the River Gannel, and stairs leading up to the second floor.

All three bedrooms are located on the second floor. The two front bedrooms enjoy open river views, while the rear bedroom overlooks the garden. The main bedroom benefits from built-in storage. The family bathroom is well presented, featuring a bath with an electric shower over, and there is a useful airing cupboard housing the combination boiler. The loft is partly boarded and accessed via a pull-down ladder.

This property benefits from a new combination boiler fitted at the end of 2025 and upvc double glazing throughout.

Externally, the front of the property offers driveway parking and access to the garage, which is fitted with an electric door. To the rear, the garden has been lovingly maintained and features an abundance of mature plants and shrubs, along with a lawn and patio area. The garden enjoys plenty of sunshine as well as shaded areas for hot summer days, making it an ideal space for families to relax and play.

In summary, this fantastic family home ticks many boxes. The location is quiet yet convenient, the garden is simply beautiful, and the accommodation is spacious, practical, and perfectly suited to family living.

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#### Hallway

1.73m x 1.70m (5'8 x 5'7)

#### Kitchen Diner

4.72m x 3.23m (15'6 x 10'7)

#### Lounge

4.75m x 4.50m (15'7 x 14'9)

#### Bedroom

3.53m x 2.87m (11'7 x 9'5)

#### Bedroom

4.09m x 2.51m (13'5 x 8'3)

#### Bedroom

3.20m x 2.13m (10'6 x 7'0)

#### Bathroom

2.31m x 1.70m (7'7 x 5'7)

#### Garage

6.25m x widening from 2.84m to 3.71m (20'6 x widening from 9'4 to 12'2)

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**FLOORPLAN:**

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) 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 |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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