



Forget Me Not, 16 Clevedon Road, Newquay, TR7 2BU

**david ball**  
Agencies



Welcome to Forget Me Not, a charming terraced house located on Clevedon Road in the picturesque town of Newquay, Cornwall. This delightful property boasts two reception rooms and four bedrooms. The house features double glazing and gas central heating. Situated in close proximity to Newquay town centre, this house offers easy access to a variety of amenities, including shops, restaurants, and entertainment options. Whether you're looking to explore the local beaches or simply unwind in a tranquil setting, Forget Me Not is the perfect place to call home. CHAIN FREE.

## Guide Price £330,000 Freehold

### Key Features

- THREE / FOUR BEDROOM HOUSE
- GARDEN
- PARKING
- IDEAL FAMILY HOME
- GREAT LOCATION
- GARAGE
- CHAIN FREE
- GAS CENTRAL HEATING

### LOCATION

Located just off mount wise Clevedon road is a cul de sac which is in walking distance tot he Town Centre which offers a comprehensive range of shopping and schooling. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and railway service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

### ENTRANCE

Double Glazed door leading to subsequent accommodation.

### LOUNGE

Double glazed window to the front. Radiator. Gas fire.

### DINING ROOM

Double glazed window to the rear. Radiator.





## **KITCHEN**

Double glazed door leading to the rear enclosed garden. Double glazed window to rear and side. A fitted kitchen with a range and base, wall and drawer units with roll top worksurfaces over with an inset one and quarter sink unit with a mixer tap. Gas hob with extractor over. Room for white goods.

## **BATHROOM**

Obscured double glazed window to the rear aspect. Double glazed obscure window to rear aspect. Panelled bath with shower over. Wash hand basin. Close coupled W/C. Electric fan.

## **BEDROOM ONE**

Velux windows to the front and rear aspect. Radiator.

## **EN-SUITE**

Double glazed window to the front aspect. Walk in shower Wash hand basin set within a vanity style unit with mixer tap. Close coupled WC with dual flush. Extractor.

## **BEDROOM TWO**

Double glazed window to the front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to the rear aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to the rear aspect. Radiator

## **OUTSIDE**

There is a path to the front of the property with a low maintenance garden and to the rear is a paved courtyard with access to the garage.

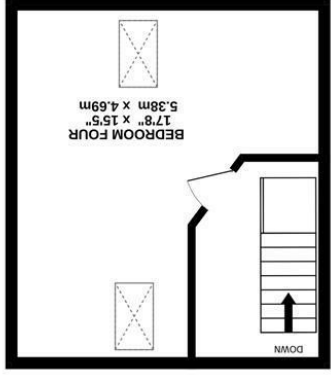
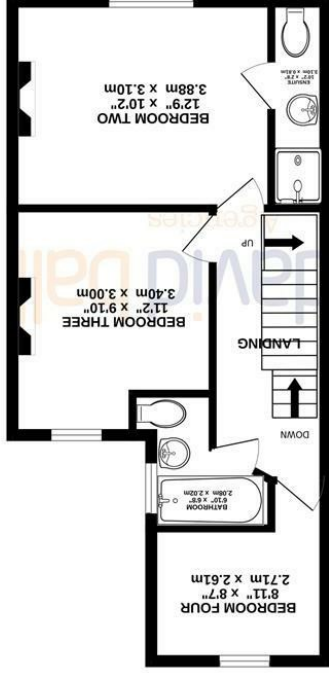
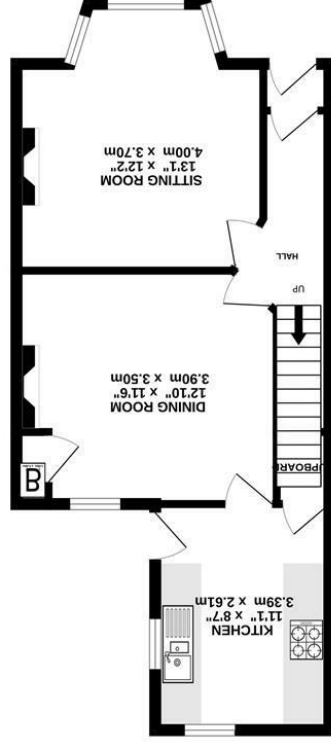
## **COUNCIL TAX**

Business rated.

## **SERVICES**

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.





TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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
80	63
<p>Very energy efficient - lower running costs</p> <p>A (62 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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