



60, Edgcumbe Avenue, Newquay, TR7 2NJ

david ball  
 Agencies

David Ball Agencies are pleased to present this substantial five-bedroom townhouse for sale, located in the heart of Newquay. Currently functioning as a successful Airbnb with owner's accommodation, this versatile property offers the potential for a wonderful family home or a lucrative income source. Early viewing is highly recommended.

**£400,000 Freehold**

## Key Features

- Substantial Town House
- Close to Town Centre and Beaches
- Enclosed Rear Garden
- Fully Double Glazed
- Great Location
- Income Potential as Airbnb or Guest House
- Allocated off Street Parking
- Gas Central Heating Throughout

### Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries

### The Property

Comprises of a substantial town house located on Edgcombe Avenue which is in close proximity to the Trenance Valley where you can find the Heron Tennis Centre, Newquay Zoo and the beautiful Trenance Boating Lake and Gardens. Conveniently The property is conveniently situated for local schools and the beaches. The town of Newquay benefits from a range of shopping and schooling facilities as well as an array of fashionable bars and restaurants. The town also boasts an historic working fishing harbour and some of Europe's finest coastline. Newquay international airport is within 7 miles where you can fly to a whole host of destinations from right on your doorstep

### Porch

6'0" x 6'9" (1.83 x 2.06 )

Single glazed windows and composite door leading to front door. Indoor lighting. Stone effect flooring.

### Hallway

Decorative feature original floor tiles. Radiator. Large wall mirror. Meter cupboard. Under stairs storage. Doors leading to subsequent accommodation. Stairs leading to first floor accommodation.

### Front Room

15'8" x 13'6" (4.80 x 4.14)

Large bay double glazed window to the front Radiator. Feature log burner. Range of power points.

### Downstairs Bedroom

11'8" x 11'5" (3.58 x 3.50)

Double glazed window to the rear. Ceiling mounted light fitting. Radiator.





#### Dining room

18'9" x 9'10" (5.74 x 3.02)

Two double glazed windows to the side. Wooden effect flooring. Storage cupboard. Ceiling mounted light fitting. Two radiators. Power points.

#### Kitchen

12'8" x 10'7" (3.88 x 3.25)

Tiled flooring. Large double glazed window to the side. A fitted kitchen with a range of base, wall and drawer units with built in electric over extractor fan over. Feature light fitting. Stainless steel sink and drainer with mixer tap over. Space for washing machine. Space for dishwasher. Door leading to porch

#### Porch

Continuation of tiled flooring. Shelving.

#### WC

Tiled flooring. Low level WC. Corner sink with hot and cold taps. Wall cupboard. Radiator. Double glazed window to the rear.

#### Stairs Rising to the First Floor

Corridor. Radiator. Doors leading to Rooms 1, 2 and 3. Bathroom and WC.

#### Bathroom

6'4" 5'8" (1.95 1.73)

Wooden door. Panel bath with tiled surround and electric shower with hose and head over. Hot and cold taps. Low level WC. Double glazed window to the rear. Wooden effect flooring. Tiled walls. Ceiling mounted light fitting. Extractor.

#### WC

Double glazed window to the rear. Low level WC with top flush. Tiled walls. Ceiling mounted light fitting.

#### Room One

15'8" x 11'10" (4.80 x 3.63)

Unable to measure at time of instruction

#### Room Two

11'7" x 11'6" (3.55 x 3.53)

Unable to measure at time of instruction

#### Room Three

12'7" 9'10" (3.86 3.02)

Two double glazed windows to the rear. Large patio doors leading to the roof top. Radiator. Ceiling mounted light fitting. Wooden effect flooring.

#### Stairs Rising to Second Floor

Storage cupboard. Sky light. Doors to rooms 4 & 5

#### Room 4

12'0" x 10'0" (3.68 x 3.05)

Double glazed window to the front. Ceiling mounted light fitting.

#### Room 5

9'6" x 9'5" (2.92 x 2.89)

Double glazed window to the rear. Radiator. Ceiling mounted light fitting. Built in large wardrobe. Power points. Door leading to

#### Dressing Room

8'5" x 7'4" (2.59 x 2.26)

Vertical radiator. Built in wardrobe.

#### En-Suite

Tiled flooring. Tiled walls. Vertical feature towel radiator. Double glazed window to the front. Sink with hot and cold mixer tap enclosed in a vanity unit. Bath with tiled surround with overhead shower. Built in storage. Low level WC with enclosed flush.

#### Outside to the Rear

Enclosed artificial grass rear garden. Access to the rear lane. Large storage shed. Hidden storage to wall. Built in outside seating. Allocated Parking

#### Outside to the Front

Enclosed wall. An array of Cornish Palms and well established flowering plants.



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e.sales@dab.estate  
34 East Street, Newquay, Cornwall TR7 1BH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is made as to their operability or efficiency (see the given Made with Mapbox ©2017



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (82 plus)	
B (81-81)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



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