



16, Robartes Road, Newquay, TR7 2HG

david ball
Agencies

Welcome to Robartes Road, Newquay – a charming location for this beautifully decorated semi-detached house. The property features two reception rooms, three bedrooms, gas central heating, and is double-glazed throughout. It offers a modern bathroom and kitchen with an open plan living area, perfect for family living. The south facing garden adds to the outdoor appeal, while the driveway provides convenient parking for one vehicle. With good views of the surrounding area and its prime location. Contact us today to arrange a viewing. **HIGHLY RECOMENDED.**

Asking Price £350,000 Freehold

Key Features

- GREAT LOCATION
- DOUBLE GLAZING
- OPEN PLAN LIVING
- GOOD VIEWS
- GAS CENTRAL HEATING
- SEMI-DETACHED
- DRIVE WAY PARKING
- EPC-D

LOCATION

Robartes Road is a conveniently located, quiet side street with minimal through traffic. It offers easy access to local schools, parks, several popular beaches, and the town centre. This makes it an ideal spot for both families and buy to let investors alike, providing a fantastic setting for family life.

HALLWAY

Doors to subsequent accommodation. Radiator.

UTILITY ROOM

Double glazed window to the side elevation. Room for white goods. Combi boiler.





KITCHEN / DINER

A double-glazed window overlooks the rear garden, filling the kitchen with natural light. The kitchen is fitted with a variety of wall and base units, complemented by a breakfast bar with laminate worktops. It includes a Belfast-style ceramic sink, a freestanding electric oven with a gas hob, and an extractor fan. There is also space for a freestanding fridge/freezer and a dishwasher. The dining room features wood floorboards throughout and includes a decorative open fireplace (currently not in use). Double glazed patio doors lead out to the decked area at the rear.

LOUNGE

Double glazed window to the front aspect. Open fire place (not in use). Radiator. Wooden floorboards throughout.

BATHROOM

Double glazed window to the front aspect. Panelled bath with shower over, low level W/C and pedestal wash hand basin. Part tiled.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

Double glazed to front aspect. Radiator.

BEDROOM THREE

Double glazed window to the rear aspect. Electric heater.

LOFT ROOM

The loft room has Velux windows with beautiful views over the town and countryside. Within the loft room there are built in drawers and cupboard space into the eaves. Radiator.

EXTERIOR

Externally, the property has a south-facing rear garden. The current owner has enhanced the outdoor space with a fantastic decked area, conveniently accessible from the dining room. Steps lead down to a main lawn, surrounded by shrub and flower borders. At the front, there is a gravel driveway offering parking for one car. A gated side entrance provides access to the rear garden.

COUNCIL TAX BAND B



Robartes Road, Newquay, TR7

Approximate Area = 1077 sq ft / 100 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for David Ball Agencies. REF: 1198341

David Ball Agencies

01637 850850

www.davidballagencies.co.uk

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e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (81-91)
	B (69-80)
	C (55-68)
	D (39-54)
	E (21-38)
Not energy efficient - higher running costs	F (1-20)
	G
Current	66
Potential	83

Energy Efficiency Rating

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