



21, Edgcombe Gardens, Newquay, TR7 2QD

**david ball**  
Agencies

**ATTENTION BUYERS LOOKING FOR A RENOVATION PROJECT** this CHAIN FREE semi-detached family home offers **HUGE POTENTIAL**. The accommodation currently comprises a lounge, dining room, kitchen, three bedrooms and family bathroom. Externally the property has driveway parking to the front and a South Easterly garden to the rear. Viewing highly recommended.

**Guide Price £350,000 Freehold**

## Key Features

- \*\* CHAIN FREE \*\*
- In need of full refurbishment
- South Easterly facing garden
- Within 150m of Tolcarne Beach
- UPVC double glazing and central heating
- Semi-detached family home
- Huge potential
- Driveway parking
- Period high ceilings
- Awaiting EPC

## The Property

Entering the property, through the porch into the hallway that offers a welcoming space with access to the following accommodation and stairs to the first floor landing. The lounge is a well-sized room featuring a charming curved bay window that allows natural light to flood the space that overlooks the driveway. It includes a feature electric fireplace situated where the original chimney is located, offering the possible potential for reinstatement to a traditional fireplace. The dining room boasts a large UPVC double-glazed window overlooking the rear garden. It includes a feature an electric fireplace in the position of the original chimney, with fitted alcove storage on either side, one of which houses the condensing boiler and similar to the lounge has the possible potential for reinstatement.

The kitchen offers a range of base, wall, and drawer units with roll-top laminate work surfaces and a stainless steel sink unit set within a base cabinet. A door leads to a rear porch, which provides access to the rear garden.

The first bedroom is a double that features a curved bay window mirroring the lounge below, and providing natural light to the room. A wall-mounted wash hand basin with hot and cold taps adds convenience. The second bedroom is also a double and overlooks the rear garden. The third bedroom also provides garden views and is perfect for use as a guest room, child's bedroom, or home office.

The bathroom includes a three-piece suite and offers a functional space with potential for personalization.





## Externally

To the front of the property is the driveway parking that has the potential to be extended onto the path that borders it, which leads to the front door. To the rear is a South Easterly facing garden in need of landscaping.

## Location

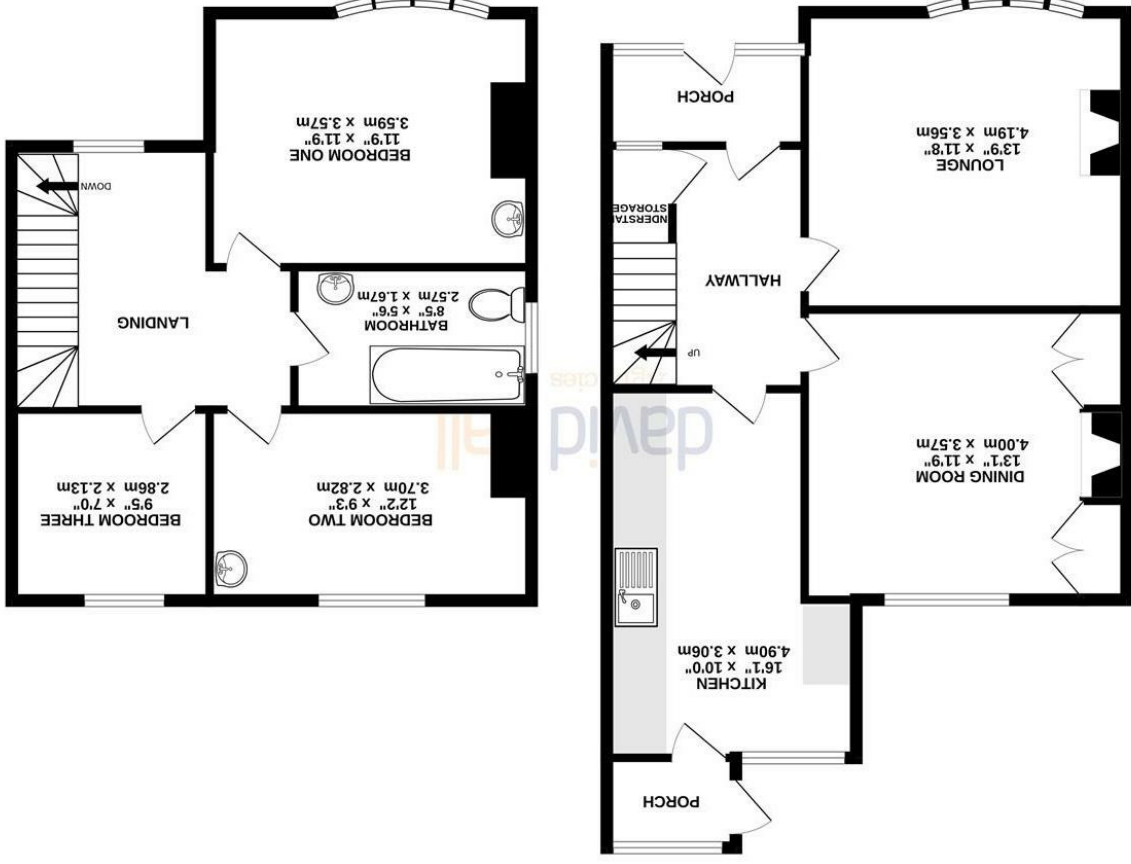
Edgcumbe Gardens is a highly regarded street set just one road back from the bustling Cliff Road, offering a quieter setting while maintaining proximity to two of Newquay's stunning beaches. Tolcarne Beach is just 150 meters away, and Great Western Beach is only 325 meters, both of which are ideal for families and surfers.

Newquay is a vibrant town with excellent nurseries, primary schools, and secondary schools, making it a popular choice for families. Local amenities such as Trenance Park, The Heron Tennis Club, The Boating Lake, and the town center are all within easy reach.



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1ST FLOOR

GROUND FLOOR

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	