



33, Church Street, Newquay, TR7 3ET

david ball
Agencies

This charming end-terrace house on Church Street, Newquay, combines comfort and style. Boasting two/three bedrooms recently refitted double glazing to the front of property, and gas central heating throughout, the property offers well-maintained, move-in-ready interiors that have been tastefully refurbished. Ideally situated close to local amenities and Newquay's stunning beaches, it's perfect as a family home or a delightful holiday retreat.

Guide Price £330,000 Freehold

Key Features

- GOOD LOCATION
- DOUBLE GLAZING
- COUNCIL TAX BAND B
- VIEWING HIGHLY RECOMENDED
- GREAT FAMILY HOME
- GAS CENTRAL HEATING
- EPC-E

LOCATION

Situated in the village of St. Columb Minor, this property is close to key amenities, including a historic church, primary and senior schools, and a local pub. Just 2 miles away, the town of Newquay offers a wider range of shopping, dining, and recreational opportunities, featuring a working fishing harbour and access to a stunning coastline. The property benefits from excellent transport links, with bus and rail services nearby and Newquay Airport just seven miles away, providing convenient travel options. This home offers the peace of village life while being within easy reach of vibrant coastal town amenities.

ENTRANCE HALL

From the porch you enter the hallway. Doors to the first floor and doors to subsequent accommodation.

LOUNGE

Double glazed bay window to the front aspect. Wood burner.

DINING ROOM/ BEDROOM THREE

Double glazed window to rear aspect. Radiator





KITCHEN

The kitchen features a double-glazed window to the side aspect and is equipped with a range of wall and base units topped with roll-edge laminate work surfaces. It includes a fitted sink with a drainer, an electric hob and oven, and space to accommodate additional appliances such as an under-counter fridge, freezer, washing machine, slimline dishwasher, and microwave. A double-glazed stable door opens to the rear garden.

BEDROOM ONE

Two double glazed windows to the front aspect. Decorative fire place. Radiator

BEDROOM TWO

Double glazed window to the rear aspect. Radiator

BATHROOM

Double glazed obscured window to the rear aspect. The bathroom has been refitted to now include a bath with shower over, low level W/C, vanity sink unit with storage under and a heated towel rail.

LOFT ROOM

Double glazed loft window. Radiator

EXTERIOR

The property does not have allocated parking, but convenient on-street parking is available directly outside and on nearby unrestricted streets. A resident's pathway leads to steps that provide access to the main private garden. The garden offers a mix of patio and decked areas, bordered by shrubs, and includes two storage sheds.

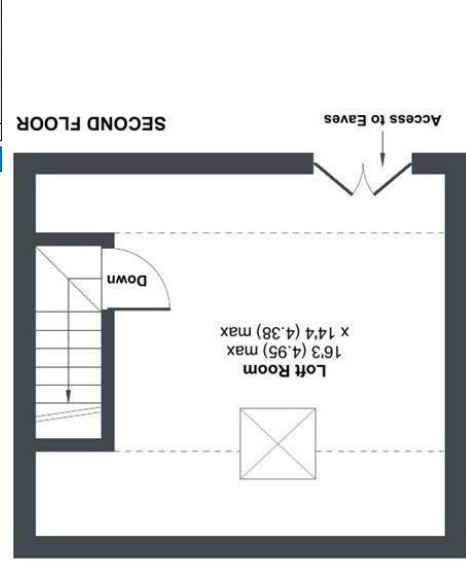
SERVICES

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

COUNCIL TAX BAND B



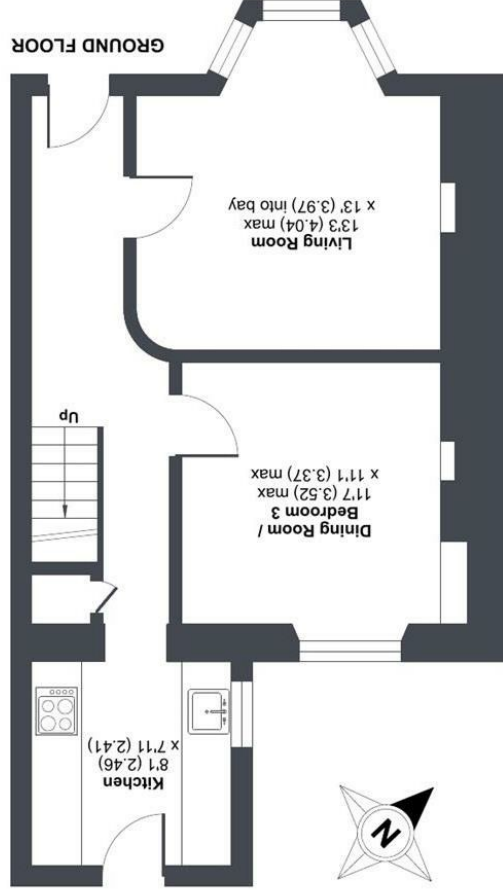
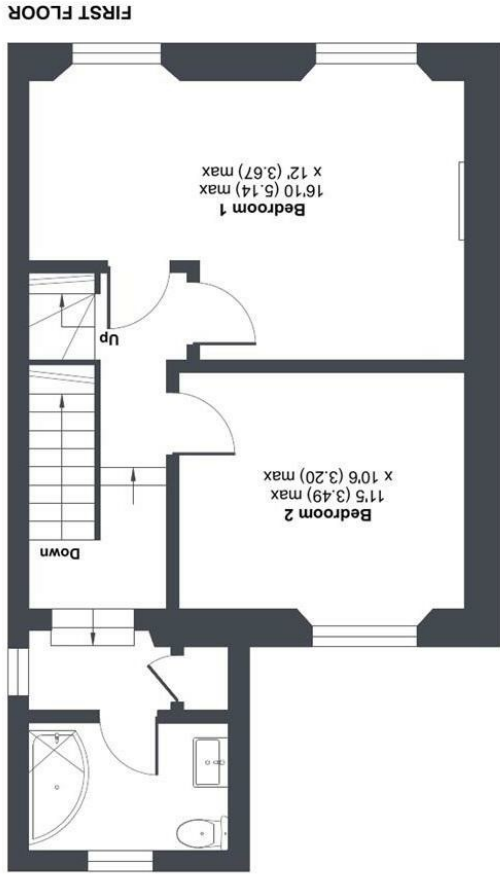
Energy Efficiency Rating		
Current	Potential	
82	49	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Denotes restricted
head height

Approximate Area = 1024 sq ft / 95.1 sq m
Limited Use Area(s) = 93 sq ft / 8.6 sq m
Total = 1117 sq ft / 103.7 sq m
For identification only - Not to scale

Church Street, Newquay, TR7



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025.
Produced for David Ball Agencies. REF: 1228733

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied