



18, Eliot Gardens, Newquay, TR7 2QE

david ball  
 Agencies

Nestled in Eliot Gardens of Newquay, this charming semi-detached house offers a wonderful combination of comfort and convenience. Featuring three generously sized bedrooms and a loft room, it is perfectly suited for families or anyone in need of extra space. The property boasts gas central heating and double glazing for year-round comfort. Outside, there is parking for up to three cars, adding to the home's practicality. Ideally located just moments from the beach and local amenities, it provides an excellent opportunity to embrace coastal living. In summary, this well-presented semi-detached home in Eliot Gardens is an exceptional find. With its spacious interior, modern features, and prime location near the beach, it is a must-see for prospective buyers.

**£475,000 Freehold**

## Key Features

- GREAT LOCATION
- LOFT ROOM
- CONSERVATORY
- PARKING FOR THREE CARS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- THREE DOUBLE BEDROOMS
- LARGE KITCHEN/DINER

## LOCATION

Eliot Gardens is conveniently located about half a mile from Newquay town centre, which offers a wide range of amenities to meet everyday needs, including shopping, and schools. Newquay is renowned for its stunning coastline, among the finest in Europe, and its historic working fishing harbour. Excellent transport links include bus and railway services to surrounding areas, while Newquay Airport is just seven miles from the town centre.

## HALLWAY

Double glazed door. Double glazed window to front of property. Doors to subsequent accommodation. Under stair storage. Radiator.

## LIVING ROOM

Double glazed bay window to front of the property. Gas fire. Radiator. Spotlights





### **KITCHEN/DINER**

The kitchen is equipped with a range of wall and base units, paired with a worktop and tiled splashbacks. It features an inset composite sink with a drainer, two integrated ovens, an electric hob with an extractor fan above, and a designated space for a dishwasher. The room also includes a kitchen island, tiled flooring, and a door leading to the conservatory, offering views of the garden. Additionally, there is a double-glazed door providing access to the utility room. Double glazed window to the rear garden. Spotlights.

### **UTILITY ROOM**

The kitchen includes double-glazed windows to the rear aspect and a double-glazed door providing rear access. It features kitchen units with worktops, space for a washer and dryer, and a door leading to the cloakroom and garage. An electric heater is also installed. Resin floor.

### **CONSERVATORY**

Double glazed windows. Double glazed patio doors to the rear. Roof light.

### **CLOAKROOM**

Fitted with a suite comprising of a hand wash basin and close coupled W.C.

### **BATHROOM**

The bathroom features a walk-in shower a panelled bath, a hand wash basin, a close-coupled W/C, a tiled floor, an obscured double-glazed window to the front, and a towel rail.

### **BEDROOM ONE**

Double glazed window to front aspect. Built in wardrobe and radiator.

### **BEDROOM TWO**

Double glazed window to rear aspect. Built in wardrobe and radiator.

### **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

### **LOFT ROOM**

Four Velux windows to front and rear aspect. Storage to eaves. Radiator.

### **GARAGE**

Single garage fitted with an up and over door. Rear door to utility room.

### **EXTERIOR**

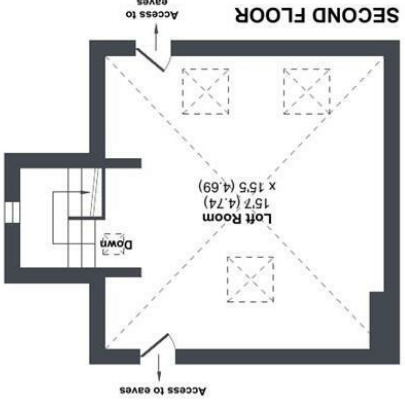
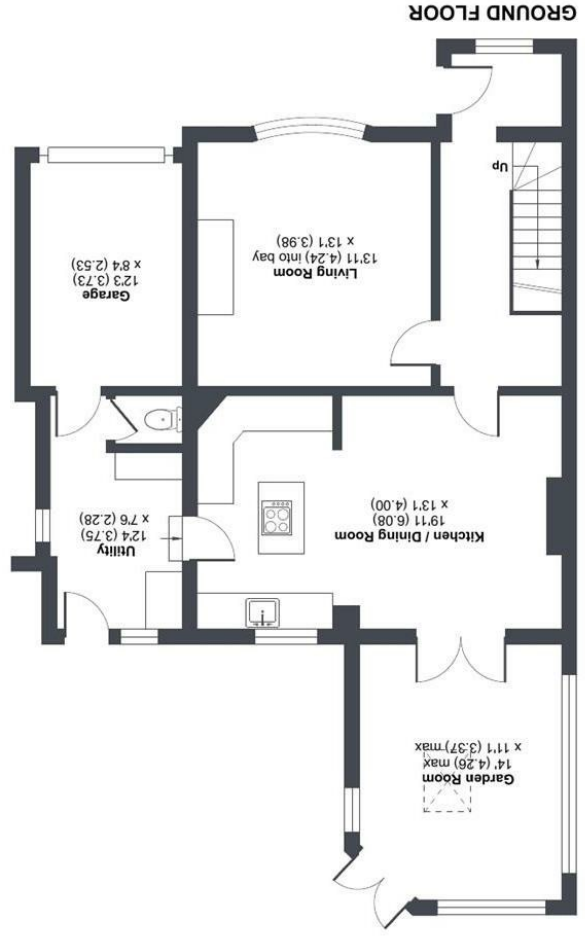
The property offers parking for three cars on a brick-paved driveway. The rear features an astro-turfed garden with a paved area and is enclosed by a fenced surround.

### **COUNCIL TAX BAND D**

### **SERVICES**

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nchecom 2025. Incorporating International Property Measurement Standards (IPMS2 Residential). REF: 1229640



**Eliot Gardens, Newquay, TR7**

Approximate Area = 1629 sq ft / 151.3 sq m  
Garage = 102 sq ft / 9.4 sq m  
Total = 1731 sq ft / 160.7 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
72	82

England & Wales	
EU Directive 2002/91/EC	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Very energy efficient - lower running costs  
Not energy efficient - higher running costs

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