



7, Lusty Glaze Road, Newquay, TR7 3AD

david ball
Agencies

**** UNOBSTRUCTED SEA VIEWS**** A rare opportunity to purchase a semi detached family home in one of Newquay's most enviable locations above the award winning Lusty Glaze Beach. Early viewing is **HIGHLY** recommended.

£475,000 Freehold

Key Features

- Coastal Location
- Possibility To Extend
- Garage & Parking
- Good Size Rear Enclosed Garden
- Two Reception Rooms
- Unobstructed Sea View
- Viewing Recommended
- Chain Free
- EPC - C
- Minutes from Lusty Glaze Beach

AGENTS NOTE

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

LOCATION

Lusty Glaze Road can be found in an enviable location off Henvor Road close to the Chester Road shopping complex, and a short walk to the two senior schools, Porth Beach and the Barrowfields are in close walking distance of the property. Overlooking the stunning unobstructive views of Porth Beach, Porth Island, Watergate Bay and out toward Trevose Head in the distance, this property is in the perfect area to access all that Newquay has to offer. The town of Newquay benefits from a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

ACCOMMODATION IN DETAIL

ENTRANCE PORCH

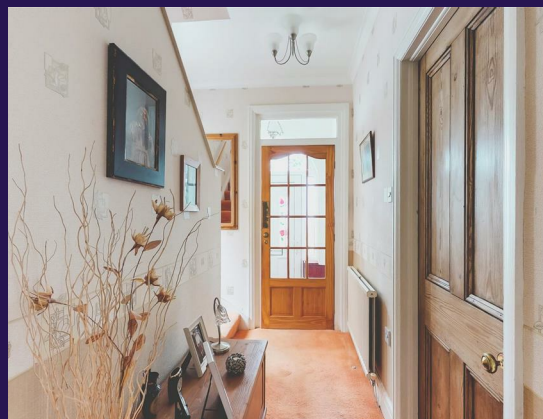
6'65 x 3'03 (1.83m x 0.99m)

Opaque double glazed door and window to the front elevation. Tiled flooring. Wooden single glazed door to

ENTRANCE HALL

12'17 x 7'14 (3.66m x 2.13m)

Opaque double glazed window to the side elevation. Radiator. stairs rising to first floor





LOUNGE

14'85 x 11'68 (4.27m x 3.35m)

Double glazed box bay window to the front elevation enjoying unobstructed sea views of Porth Beach and island, Watergate Bay and Trevoise beyond. Radiator. Gas fire set within a surround. Archway into

DINING ROOM

Double glazed sliding doors to rear elevation. Two radiators

BREAKFAST ROOM

12'74 x 8'31 (3.66m x 2.44m)

Opaque double glazed window to the side elevation. Radiator. Two storage cupboards. Opening into

KITCHEN

9'0 x 8'17 (2.74m x 2.44m)

Double glazed door to the side elevation. Double glazed window to the side elevation. Fitted kitchen with a range of base, wall and drawer units with roll top work surfaces. Inset sink unit with mixer tap. Double integrated electric oven with four ring gas hob with extractor hood over. Space for under counter fridge. Part tiled walls.

FIRST FLOOR LANDING

11'97 x 7'22 (3.35m x 2.13m)

Opaque double glazed window to the side elevation. Storage cupboard and access to loft.

BEDROOM ONE

15'96 x 11'71 (4.57m x 3.35m)

Double glazed box bay window to the front elevation with stunning picturesque sea views over Porth Beach, the Island, Watergate Bay and Trevoise beyond. Radiator.

BEDROOM TWO

11'72 x 12'19 (3.35m x 3.66m)

Double glazed window to the rear elevation. Radiator. Fitted wardrobes.

BEDROOM THREE

7'46 x 7'24 (2.13m x 2.13m)

Double glazed window to the front elevation enjoying unobstructive beautiful sea views of Porth Beach, the Island, Watergate Bay and Trevoise beyond. Radiator.

SHOWER ROOM

Opaque double glazed window to the rear elevation. Heated towel rail. Corner shower unit with mains overhead shower and screen. Low level WC with cistern. Pedestal wash hand basin. Fully tiled walls. Tiled floor.

OUTSIDE TO THE FRONT OF THE PROPERTY

GARAGE

30'46 x 8'74 (9.14m x 2.44m)

Single up and over door to the front elevation. Single glazed window to the side elevation with power connected.

TIMBER FRAMED SHED

Plumbing for washing machine. Space for tumble dryer. Low level WC with cistern

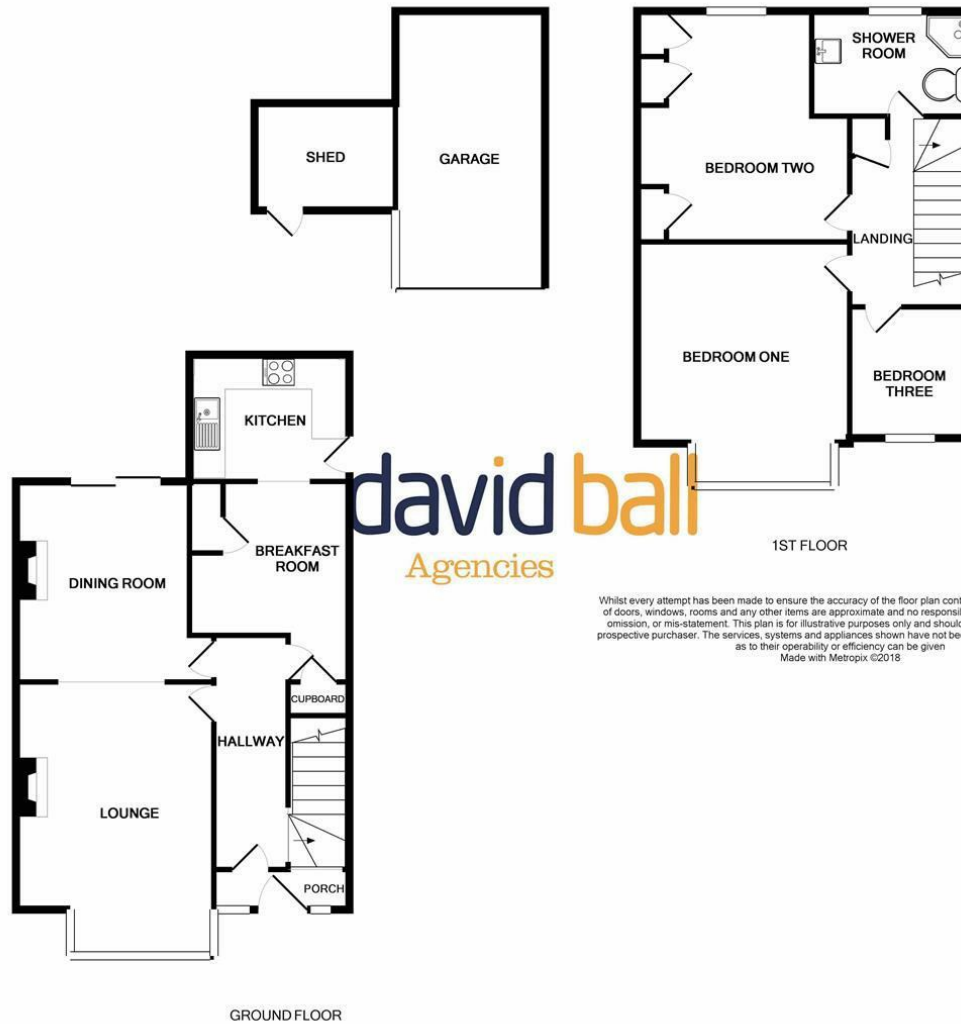
GARDENS

The front garden is laid mainly to lawn as well as driveway parking providing ample off street parking with stunning views over Porth Beach, Porth Island, Watergate Bay and Trevoise beyond. Leading from the kitchen and dining room into the rear enclosed garden which is laid mainly to lawn with patio and borders of flowering plants and shrubs.

SERVICES

The following services can be found at the property: Mains electricity, mains gas, metered mains water and drainage, however, we have not verified any of the connections

COUNCIL TAX BAND E



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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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