

3 Belmont Place, Newquay, Cornwall TR7 1HG



SPACIOUS 4/5 BEDROOM TOWN HOUSE CLOSE TO FISTRAL BEACH PACKED WITH ORIGINAL FEATURES AND BOASTING SEA VIEWS, PRIVATE GENEROUS PARKING FOR 2 CARS AND A DELIGHTFUL PRIVATE SUN-TRAP COURTYARD GARDEN AREA WITH GAMES/GARDEN ROOM

- 5 First floor bedrooms (2 inter-connecting)
- Sea views from front rooms and front garden
- Current successful Holiday Let
- External garden room/games room/office
- 2 En-suite bedrooms, family bathroom and wc
- Popular road in Town Centre Location
- Generous private parking for 2 large cars
- Lounge, dining room and large kitchen/diner
- Close to Fistral Beach, The Red Lion and the shops
- Bike/Surf store, outdoor shower and BBQ

Price £495,000 Freehold

This stunning fully refurbished spacious town house is situated in the very heart of old Newquay a short distance from Newquay Harbour, Fistral Beach and the Town Centre. The property is currently used a successful commercial holiday let but would be equally suited to a large family town home with parking close to the Surf at Fistral. Generous accommodation is coupled with a comprehensively refurbished finish and a host of attractive period features in this beautiful example of a town house. The property is double glazed and has gas central heating.

Externally, the property has an open front garden area with delightful sea views, along with a fully enclosed, private and sheltered rear courtyard garden with ample room for al-fresco dining off the dining room and kitchen, complete with a BBQ area and an outside shower. The external accommodation is further complimented by an externally accessed multi-purpose room, which could be used as further accommodation or perhaps re-purposed as a gym, sauna, office or home office.

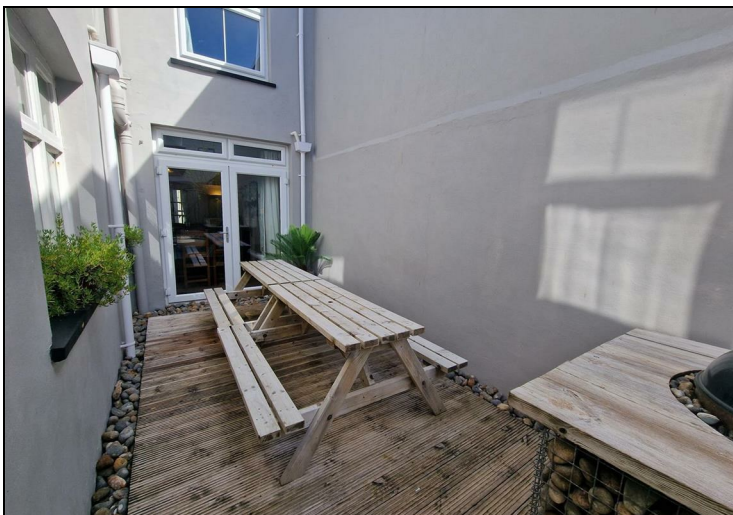
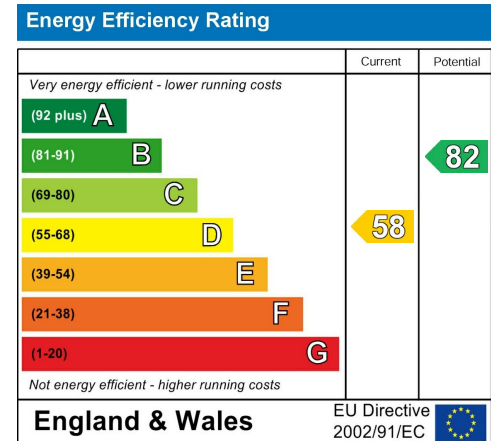
The property is operated as a holiday let with bookings confirmed for the 2024 Season. Viewing is available by appointment between bookings and completion will be available at the end of the Summer Season (exact date TBC). Furniture and fittings (with the exception of some personal items) are available, subject to negotiation.

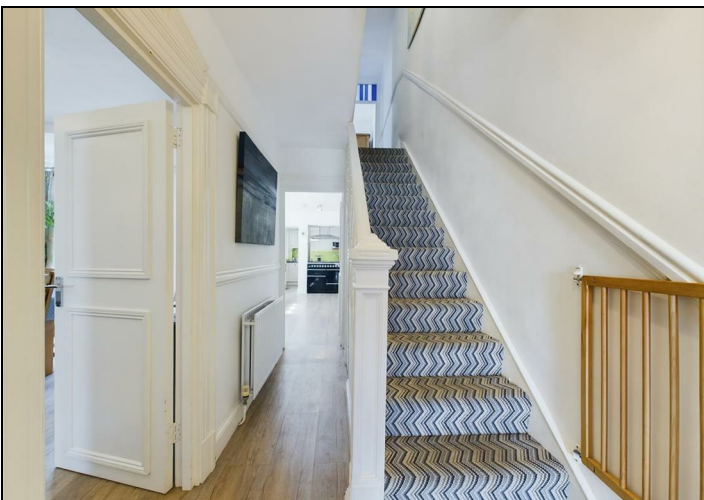
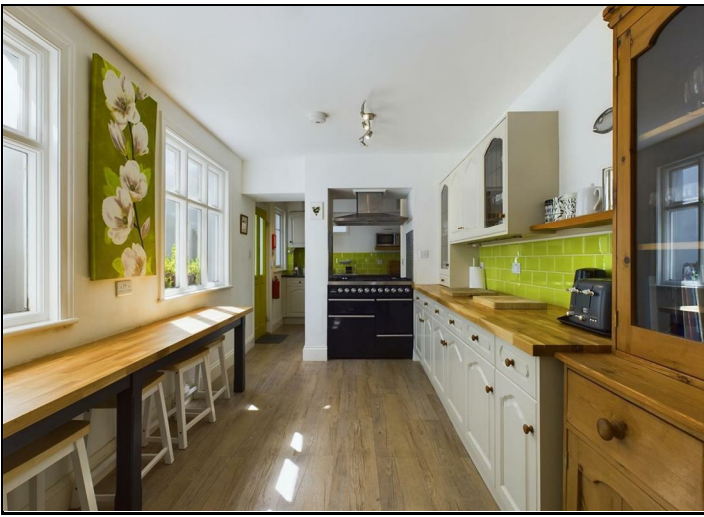
TENURE
FREEHOLD

SERVICES
ALL MAINS

COUNCIL TAX
The property is currently used as a business with a rateable value of £5,100, so would require re-banding for Council Tax purposes.

MOBILE & BROADBAND COVERAGE
Highest available download speed:
Ultrafast: up to 1000 Mbs
Mobile Signal: Likely
(Source: OFCOM)



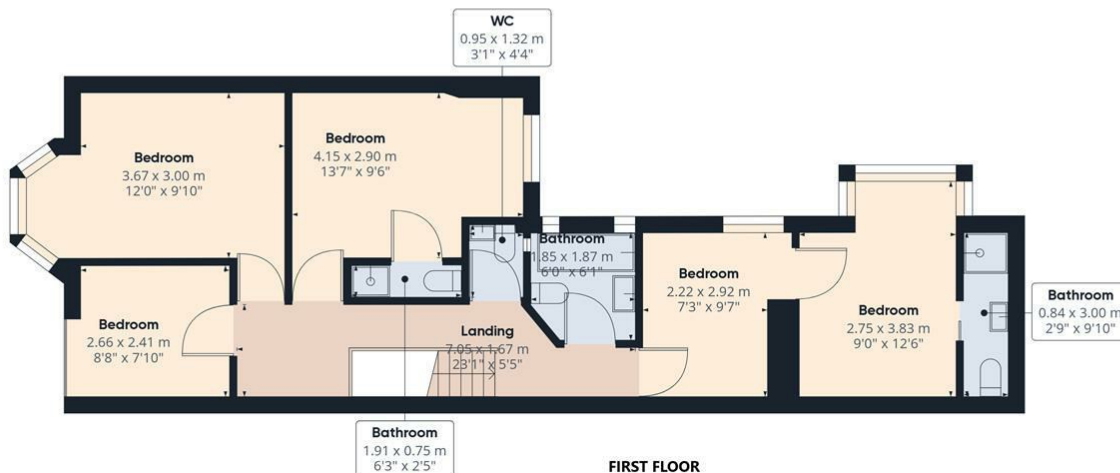




GROUND FLOOR



Approximate total area[®]
139.1 m²
1497.29 ft²



FIRST FLOOR

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk