

## 37 St. Thomas Road, Newquay, TR7 1RS



### **IMMACULATELY PRESENTED 5 BEDROOM, 3 BATHROOM FOUR STOREY SEMI-DETACHED TOWN HOUSE IN CENTRAL NEWQUAY WITH SEA VIEWS OVER NEWQUAY TOWN AND A SELF-CONTAINED DUPLEX GUEST SUITE/ANNEXE**

- 5 Bedrooms, 3 bathrooms plus one bed duplex apartment
- Recent bathroom and kitchen fittings throughout
- Sea views over Newquay town from the rear
- Large flexible accommodation on four floors
- Driveway parking and single garage
- Enclosed rear garden
- Central location in Newquay Town
- Immaculate, double glazing and gas central heating
- Self-contained guest suite with private entrance and patio
- Impressive entrance hall

**Price £550,000 Freehold**

This large family home in Central Newquay offers extremely flexible accommodation set over four storeys including a self-contained guest suite/annexe.

A delightful light-filled entrance hall off the front porch leads to the large lounge/diner and the impressive fitted kitchen, with 5 bedrooms and three bathrooms on the two upper floors in the main house accommodation. A side driveway leads to a single garage/gym/store and also provides access via a private enclosed patio area to the guest suite, situated to the rear of the property. The guest suite/annexe comprises a lounge seating area with doors opening onto the private patio, a small kitchen area, a shower room and a first floor bedroom. The rear garden is fully enclosed and includes a garden shed

**GROUND FLOOR PORCH**  
11'10 x 2'8 (3.61m x 0.81m)

**LIVING ROOM**  
16'1 x 14'5 (4.90m x 4.39m)

**DINING AREA**  
18' x 10'6 (5.49m x 3.20m)

**KITCHEN**  
13'8 x 10'11 (4.17m x 3.33m)

**ANNEXE BEDROOM**  
14'7 x 8'6 (4.45m x 2.59m)

**FIRST FLOOR LANDING**

**BEDROOM**  
18'1 x 10' (5.51m x 3.05m)

**EN-SUITE**  
6'11 x 5'6 (2.11m x 1.68m)

**BEDROOM**  
13'9 x 14'7 (4.19m x 4.45m)

**BEDROOM**  
10'3 x 8' (3.12m x 2.44m)

**BATHROOM**  
6'9 x 5'10 (2.06m x 1.78m)

**SECOND FLOOR LANDING**

**BEDROOM**  
14'7 x 11'8 (4.45m x 3.56m)

**BEDROOM**  
14'4 x 11'4 (4.37m x 3.45m)

**EN-SUITE**  
9'7 x 4'2 (2.92m x 1.27m)

**LOWER GROUND FLOOR - GUEST SUITE/ANNEXE**

**LIVING ROOM**  
10'3 x 7'10 (3.12m x 2.39m)

**KITCHEN**  
8'7 x 6'5 (2.62m x 1.96m)

**UTILITY ROOM FOR MAIN HOUSE**  
8'10 x 5'1 (2.69m x 1.55m)

**BATHROOM**  
7' x 3' (2.13m x 0.91m)

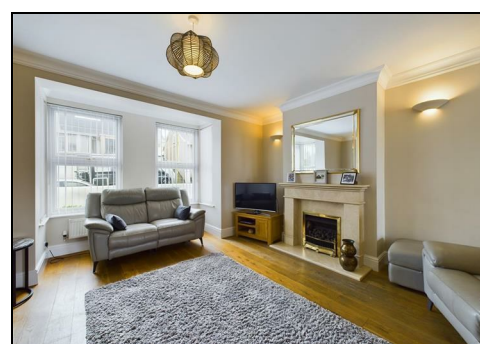
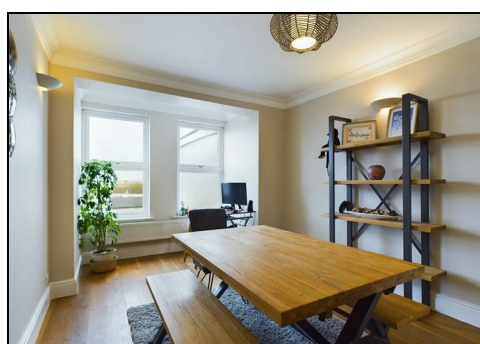
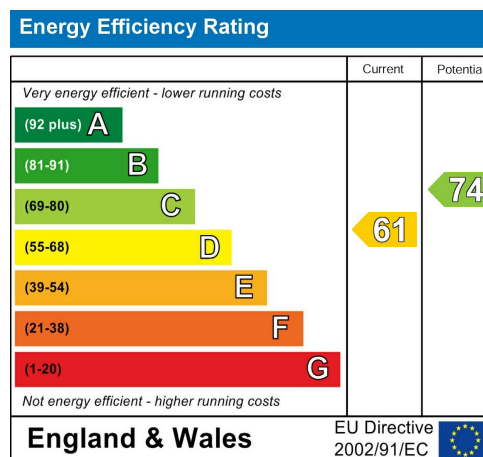
**GARAGE**  
15'4 x 8'5 (4.67m x 2.57m)

**TENURE**  
Freehold

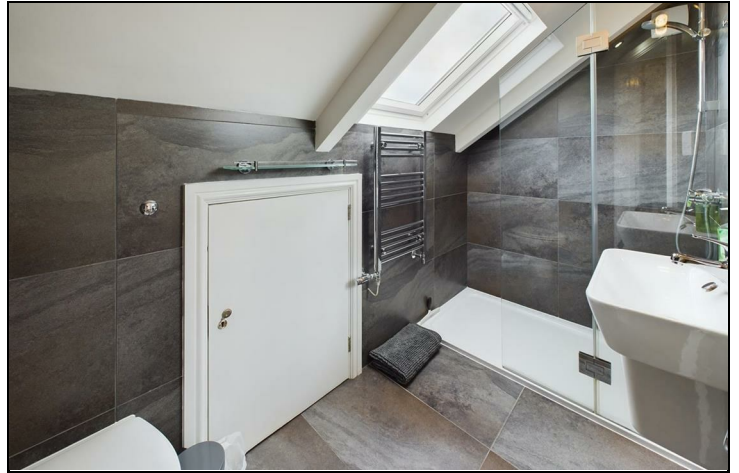
**SERVICES**  
All mains

**COUNCIL TAX**  
Band D

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**  
Fastest available download speed: up to 1000Mbps  
Mobile Coverage: Likely/limited  
(Source: OFCOM)









LOWER GROUND FLOOR



GROUND FLOOR

Approximate total area<sup>(1)</sup>

204.08 m<sup>2</sup>  
2196.68 ft<sup>2</sup>

Reduced headroom

4.1 m<sup>2</sup>  
44.1 ft<sup>2</sup>



FIRST FLOOR



SECOND FLOOR

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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