

35 St. Thomas Road, Newquay, Cornwall, TR7 1RS



LARGE SEMI-DETACHED THREE STOREY TOWN HOUSE IN CENTRAL NEWQUAY WITH 5 BEDROOMS, 2 BATHROOMS, OPEN PLAN LIVING AND A DETACHED 1 BEDROOM SELF CONTAINED ANNEXE

- Over 2100 sqft of flexible accommodation
- 5 Bedrooms, 2 bathrooms, 2 dressing rooms
- Upper floor loosely presented as flatlet
- DETACHED 1 BEDROOM SELF CONTAINED ANNEXE
- Lovely low maintenance planted private gardens
- Sea views from the rear
- Open plan living/kitchen/diner PLUS separate lounge
- Immaculate throughout
- Gas central heating and double glazing
- Driveway Parking

Price £560,000 Freehold

This delightful and surprisingly spacious town house has a ground floor dedicated to living space with a bay fronted lounge and a large open plan living/dining/kitchen, with downstairs WC. Living area opening directly via bi-folding doors onto the rear garden with a covered elevated decked seating area. The five bedrooms are spread over the upper floors with the upper floor loosely presented as a flatlet. The largest master bedroom has sea views and direct access to a separate dressing room. The rear garden sits below the house and offers delightful sunny secluded spaces amongst mature planting.

The side access and driveway parking incorporate a large shed and also provide independent pedestrian access to the detached one bedroom annexe with it's own private garden area ideal for letting or for a relative/guest suite.

Presented in excellent condition throughout, the property lies a short walk from central Newquay, local shops and beaches.

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX

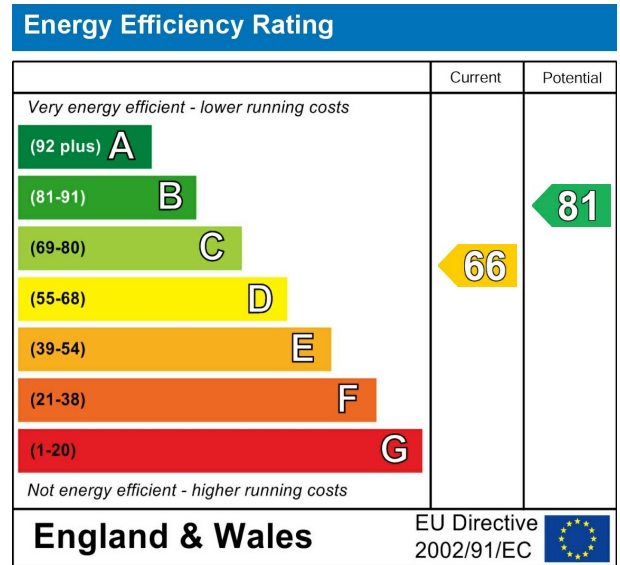
Main House Band C. Annexe Band A

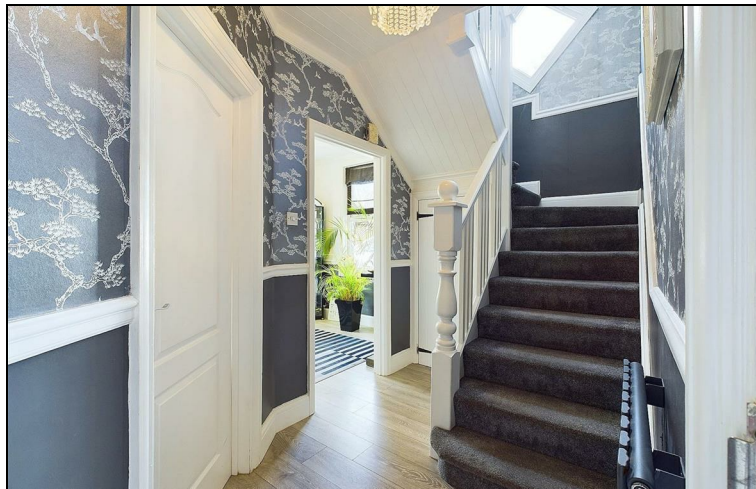
BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 1000 Mbs

Mobile Coverage: Likely/limited

(Source: OFCOM)







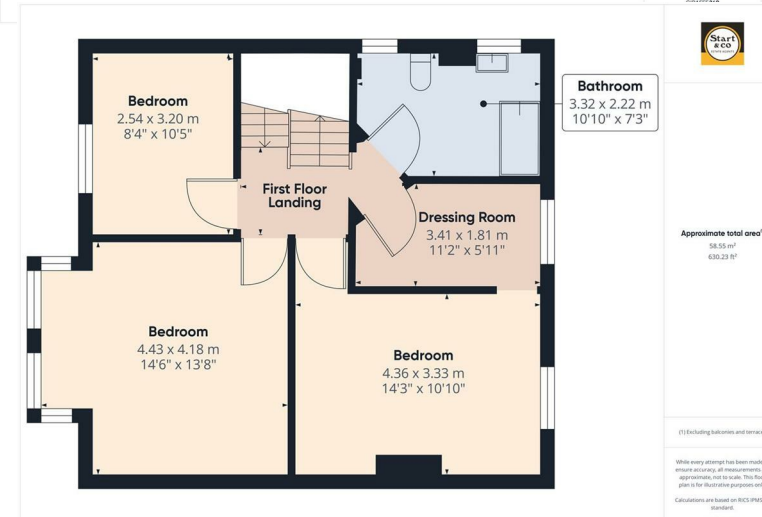
Start & Co

Approximate total area⁽¹⁾
74.86 m²
802.79 ft²

Balconies and terraces
16.47 m²
177.28 ft²

(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. Calculations are based on RICS IPMS 3C standard.

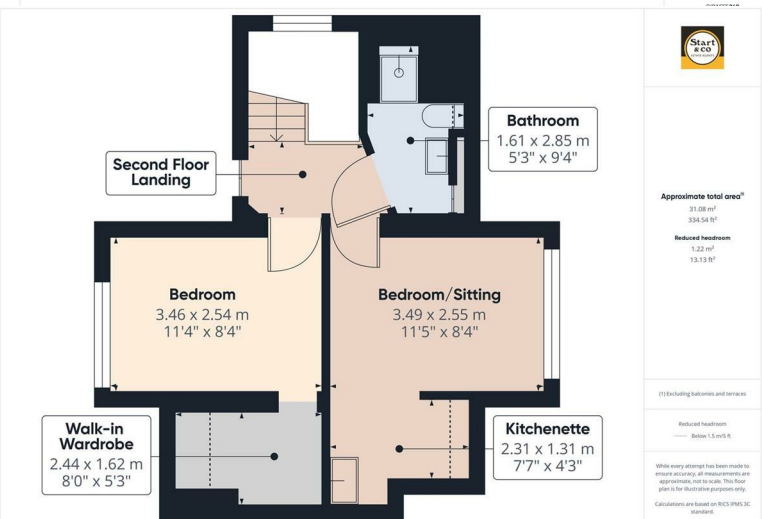


Start & Co

Approximate total area⁽¹⁾
58.55 m²
630.23 ft²

(1) Excluding balconies and terraces

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Start & Co

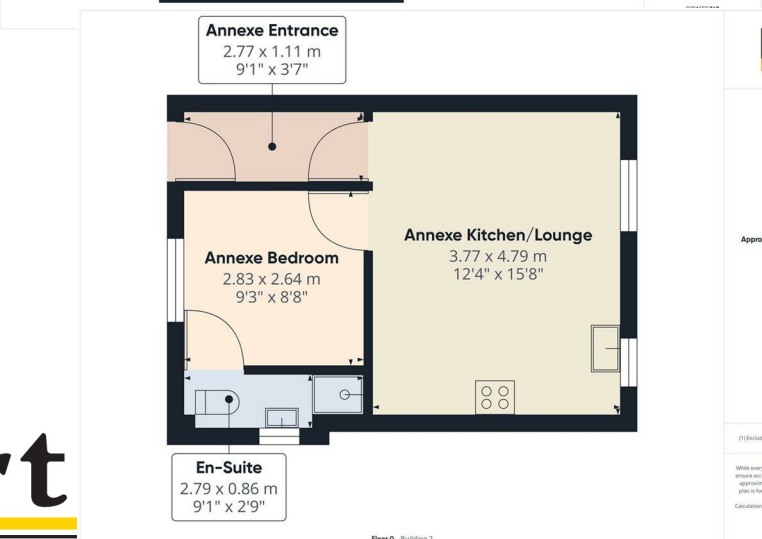
Approximate total area⁽¹⁾
31.08 m²
334.54 ft²

Reduced headroom
1.22 m²
13.13 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5m/5ft

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Start & Co

Approximate total area⁽¹⁾
32.8 m²
351.53 ft²

(1) Excluding balconies and terraces

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Start

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