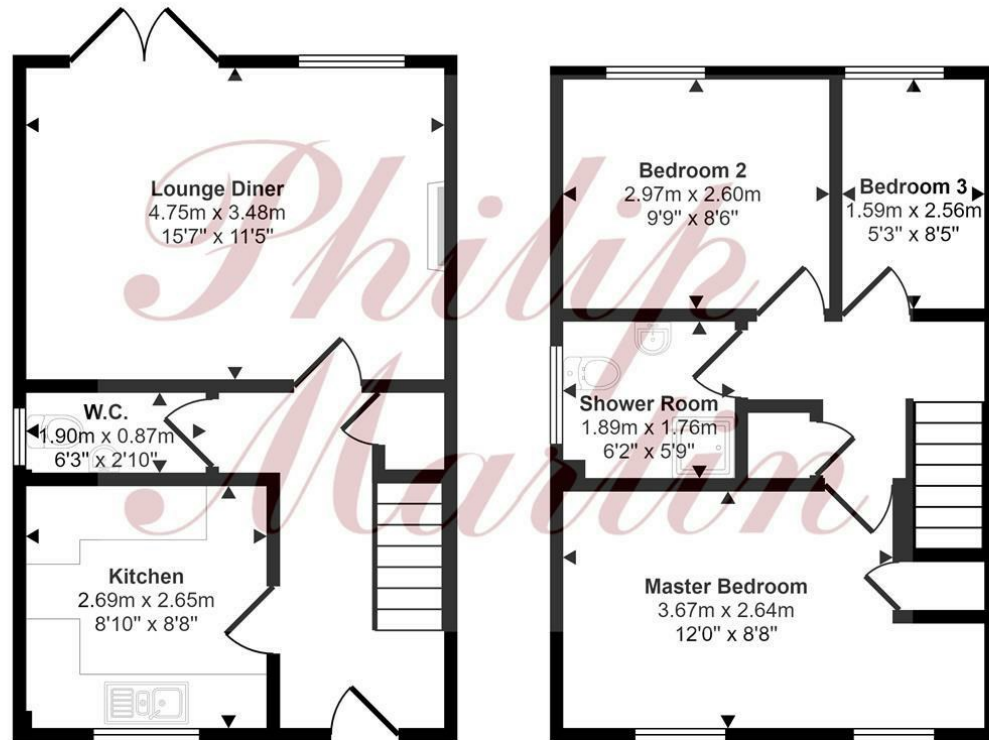


SCHOOL ROAD, NEWQUAY

Approx Gross Internal Area  
69 sq m / 743 sq ft



Ground Floor  
Approx 35 sq m / 373 sq ft

First Floor  
Approx 34 sq m / 370 sq ft

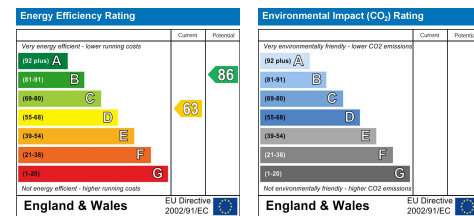
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- End Terrace House
- Enclosed Rear Garden
- EPC D
- Three Bedrooms
- Council Tax Band B
- Electric Heating

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:  
(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.  
(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.  
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6 WEST VILLAS SCHOOL ROAD, NEWQUAY, TR8 5EA  
THREE BED END TERRACE HOUSE IN SUMMERCOURT

6 West Villas is a three bedroom end terrace property located in the village of Summercourt. The property has most recently been a residential let and is offered with no onward chain. The accommodation comprises:- entrance hall, kitchen, W.C, and lounge diner on the ground floor. To the first floor there are three bedrooms and the family shower room. Externally, there is an enclosed rear garden and communal parking. Early viewing is advised!

EPC D - COUNCIL TAX BAND B - FREEHOLD

GUIDE PRICE £250,000

## THE PROPERTY

6 West Villas is a three bedroom end terrace property located in the village of Summercourt. The property has most recently been a residential let and is offered to the market with no onward chain. Ideal first time buy or investment property.

The accommodation comprises:- entrance hall, kitchen, W.C, and lounge diner on the ground floor. To the first floor there are three bedrooms and the family shower room. Externally, there is an enclosed rear garden and communal parking. Early viewing is advised!

## SUMMERCOURT

The village of Summercourt offers a post office, convenience store, bakers, florist, public house and an award winning primary school. It is a perfect location in mid Cornwall with easy access to the A30 which is the main trunk road through Cornwall and within five minutes of the new out of town retail park Kingsley Village Shopping Centre with high street multiples Marks & Spencers with food hall, Next, Boots and a TK Maxx.

## NEWQUAY

Newquay is one of Cornwall's most highly favoured coastal locations, famous for its many beautiful sandy beaches and home to probably the Country's best surfing spot, Fistral Beach. The Pentire Headland is on the southern side of Fistral, flanked on its opposite side by the beautiful Gannel Estuary and Crantock Beach. The highly regarded Newquay Golf Course also overlooks Fistral and is easily accessed, as are a range of distinguished dining establishments such as The Fish House which won Gold at the 2018/19 Cornwall Tourism Awards. The landmark Headland Hotel is also a must, with an excellent restaurant and spa facilities. The Lewinnick Lodge is always a

popular venue and Rick Stein and Paul Ainsworth are both based in nearby Padstow, while across the Camel Estuary at Port Isaac, is Nathan Outlaw. Newquay International Airport provides easy links to London and numerous other major cities of the UK as well as many destinations around Europe.

## GROUND FLOOR:-

### ENTRANCE PORCH

Storm porch providing access to the front door.

### ENTRANCE HALL

Stairs rising to the first floor with doors into:-

### KITCHEN

8'9" x 8'8" (2.69 x 2.65)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit with window to the front. Space and plumbing for oven, undercounter washing machine, tumble drier and freestanding fridge freezer.

### W.C

6'2" x 2'10" (1.90 x 0.87)

Low level W.C and hand wash basin.

### LOUNGE / DINER

15'7" x 11'5" (4.75 x 3.48)

Feature fireplace, window to rear and French doors opening onto garden.

## FIRST FLOOR:-

Landing with airing cupboard and doors to:-



## SHOWER ROOM

6'2" x 5'9" (1.89 x 1.76)

Shower cubicle, W.C, hand wash basin and window to side.

## MASTER BEDROOM

12'0" x 8'7" (3.67 x 2.64)

Two windows to the front. Built in cupboard space.

## BEDROOM TWO

9'8" x 8'6" (2.97 x 2.60)

Window to rear.

## BEDROOM THREE

5'2" x 8'4" (1.59 x 2.56)

Window to rear.

## OUTSIDE

To the rear of the property is an enclosed garden with access gate to the side of the property.

Communal parking is available near the property.

## SERVICES

Mains electricity and water. Private drainage.

## COUNCIL TAX

Cornwall Council Tax Band - B

## EPC

Current - 63D

Potential - 86B

## TENURE

Freehold.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

From Truro proceed up Tregolls Road following directions for A30 along the A39 towards Carland Cross roundabout. Proceed up the A30 in an easterly direction taking the slip road for Summercourt and turn left. At the traffic lights turn left and proceed along School Road taking the second turning on the right. Proceed down the lane until you reach the communal parking area and the property is located on the left hand side of the terrace.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

