



38, Tower Road, Newquay, TR7 1LU

david ball
Agencies

CHAIN FREE. A fantastic investment opportunity to acquire a four-bedroom terraced townhouse in the heart of Newquay, with beaches, shops and amenities right on your doorstep, plus sea views. A spacious family home with front and rear gardens and double glazing. Early viewing is highly recommended.

Guide Price £334,995 Freehold

Key Features

- GREAT LOCATION
- GREAT FAMILY HOME
- CLOSE TO LOCAL SHOPS AND BEACHES
- ON STREET PARKING
- FOUR BEDROOMS
- SEA VIEWS
- DOUBLE GLAZING
- AWAITING EPC

LOCATION

Tower Road is perfectly positioned between the town centre and the famous Fistral Beach, the property enjoys easy access to some of Cornwall's most spectacular coastline as well as the vibrant amenities of the town.

Just a short walk away is Fistral Beach, internationally renowned for its surfing, golden sands and dramatic Atlantic views, as well as a selection of popular beachfront restaurants and cafés. Newquay town centre is also within easy walking distance, offering a wide range of shops, supermarkets, bars, restaurants and everyday amenities.

The area is well connected, with Newquay railway station providing links to the national rail network and Newquay Airport offering flights to a number of UK and European destinations. The town also benefits from excellent schools, leisure facilities and coastal walking routes along the stunning North Cornwall coastline.





PROPERTY

A welcoming entrance hallway leads through to the main accommodation, opening into a spacious lounge/dining room featuring a charming bay window and a characterful wood burner, creating a warm and inviting living space. A door leads through to the kitchen, which is fitted with a range of floor and wall units with roll-top work surfaces over, along with a further wood burner, and provides access to the rear of the property as well as a separate utility room. To the first floor, there are four well-proportioned bedrooms, serviced by a family bathroom and a separate WC. The property also enjoys attractive sea views to the front, adding to its overall appeal.

EXTERIOR

To the front of the property is a lawned garden with well established, mature borders. The rear garden is also mainly laid to lawn, featuring a variety of mature shrubs and providing access to a rear lane. A pathway leads through a grassed area to a courtyard at the rear.

AGENTS NOTE

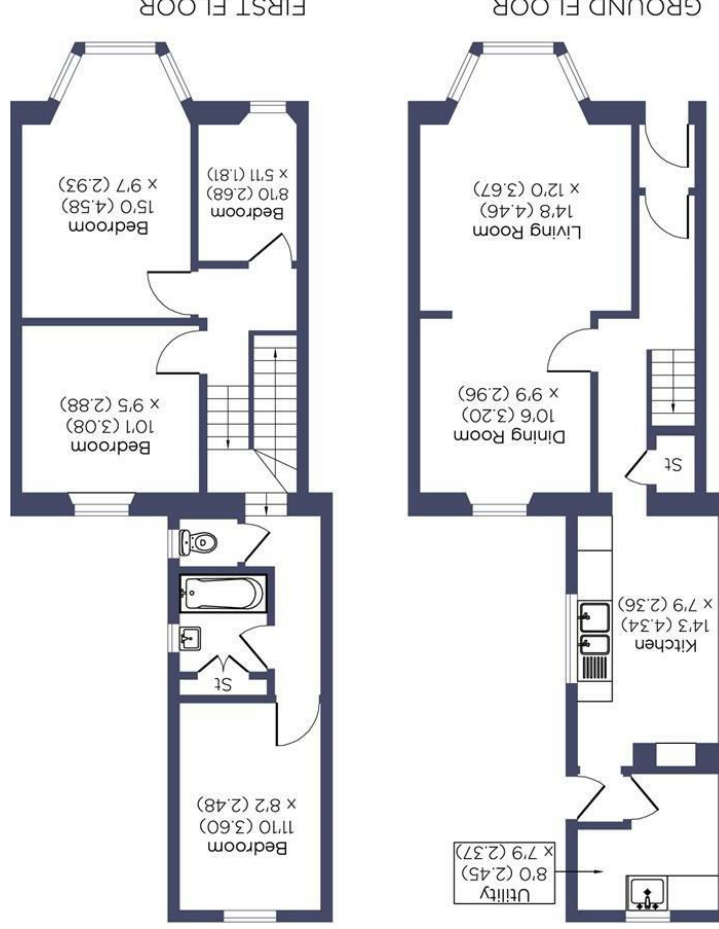
The following services can be found at the property: Mains electric, water gas and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.

Connecting People to Property Perfectly

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Tower Road, Newquay, TR7
Approximate Area = 1086 sq ft / 100.8 sq m



Energy Efficiency Rating	
Current	Potential
28	74
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (82 plus)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (11-20)	
G (1-10)	
Not energy efficient - higher running costs	

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