

## 7 Jubilee Street, Newquay, TR7 1LA



**TOWN CENTRE LOCATION | GARAGE & COURTYARD GARDEN | Deceptively spacious 4 bedroom townhouse in Newquay Town Centre a short walk to Newquay Harbour, Fistral beach and town amenities, well presented throughout with original features.**

- Large open plan ground floor lounge/diner
- Gas central heating and uPVC double glazing throughout
- Extended kitchen/utility with modern kitchen and solid oak worktops
- Rear courtyard garden, garage and potential for an additional parking space
- Second floor master en-suite with sea views
- Perfect for an active family looking to make the most of Newquay and it's coastline

**Reduced To £369,950 Freehold**

Jubilee Street one of the closest residential streets to Newquay Town Centre. Its location to town and popular beaches make it perfect for families looking to make the most of the town and natural facilities the coastline has to offer. Newquay has a vast selection of independent Cafes, Coffee Shops and Bars, great transport links via the A30 and Newquay Airport and high speed internet making the town very popular as a holiday destination and residential town thanks to the the flexible modern nature of working.

From the front, 7 Jubilee Street has a private courtyard to the front surrounded by a block wall and batten fence and is a great place to sit and enjoy the afternoon to evening sun.

A small entrance porch leads into the entrance hallway. The hallway provides access to the lounge, kitchen and first floor and has the original floorboards and stained glass door. The lounge diner runs front to back with the lounge enjoying the light from a large bay window overlooking the front courtyard and original fireplace. To the rear the dining room has ample room for a large family and has patio door units to the rear decking and courtyard garden.

To the rear, the kitchen has a wide range of floor and wall mounted gloss white kitchen units under a solid oak worktop with additional seating. There are integral appliances with a 'utility corner' down some steps with a door leading onto the rear decking.

To the first floor rear is the family bathroom. The bath has been replaced by a large double shower cubicle, but has ample room for a bath and separate shower if required. The floor is laid to a natural slate and the toilet and sink unit is incorporated in a large vanity unit giving ample storage tor towels and cleaning products. On the first floor are 2 large double bedrooms with the larger having a feature original fireplace. The large single bedroom is currently utilised as a home office.

The second floor is dedicated to the master bedroom en-suite. The bedroom is a great size with eaves storage and lots of potential space for integral wardrobes to really maximise the space under the eaves. To the rear, the Velux provides sea views over Newquay Bay and up the Coastline and the en-suite incorporates a bath with shower over and is fully tiled throughout.

**SERVICES**

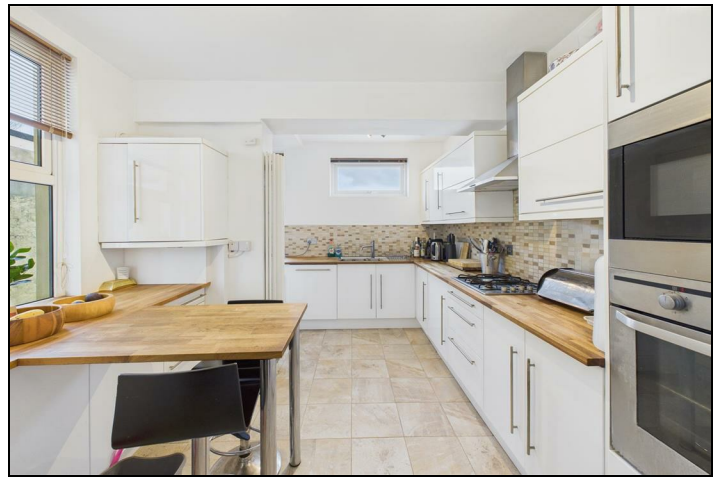
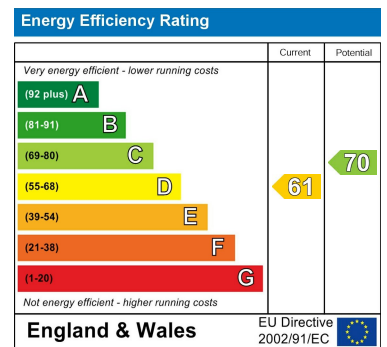
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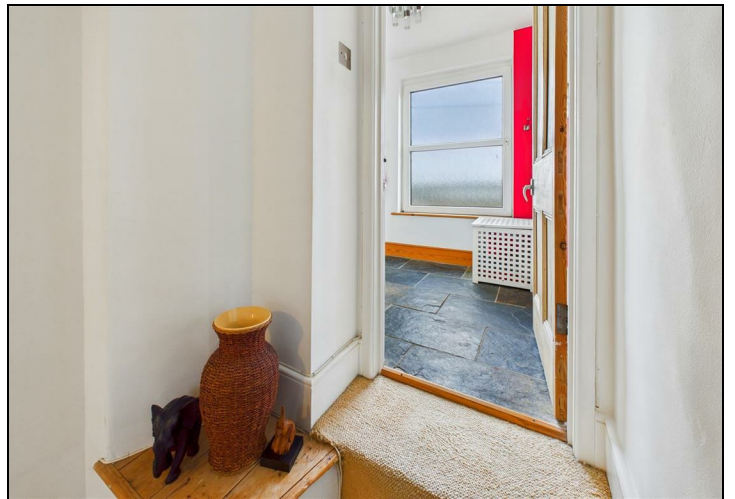
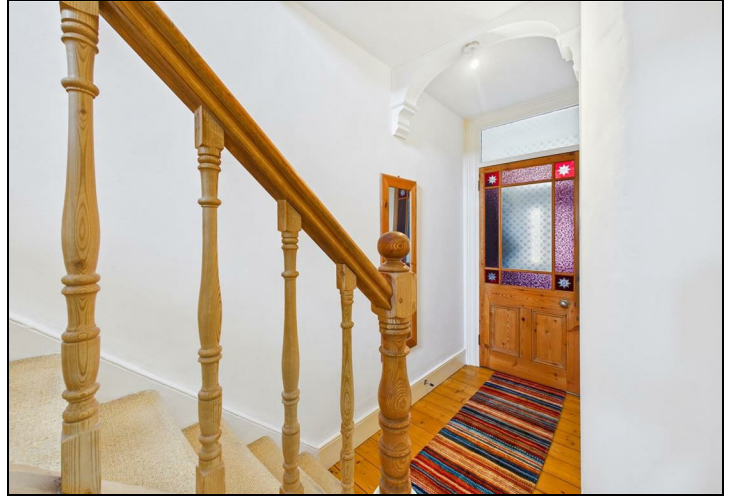
**TENURE**

Freehold

**COUNCIL TAX**

Band C







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

135.1 m<sup>2</sup>  
1454 ft<sup>2</sup>

**Balconies and terraces**

13.9 m<sup>2</sup>  
150 ft<sup>2</sup>

**Reduced headroom**

5 m<sup>2</sup>  
54 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Start & co

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