



2, Farfield Place, Newquay, TR7 1NY

david ball
Agencies

Located in the Sough after Farfield Place in Pentire Newquay, this well presented terraced house offers practical and comfortable accommodation. The property features two well proportioned bedrooms, a spacious reception room, a modern fitted bathroom, and benefits from parking for two vehicles. Early viewing is highly recommended.

Guide Price £335,000 Freehold

Key Features

- TWO DOUBLE BEDROOMS
- GREAT LOCATION
- DOUBLE GLAZING
- GARDEN
- GAS CENTRAL HEATING
- SEA VIEWS
- INTEGRAL STORAGE AREA

LOCATION

Farfield Place enjoys a sought-after position on Pentire Avenue, just off Pentire Road, in one of Newquay's most desirable coastal locations. The development is ideally situated within easy reach of the iconic Fistral Beach and the renowned Newquay Golf Club, both offering stunning scenery and excellent leisure opportunities. Newquay town centre is approximately one mile away and provides a comprehensive range of amenities, including shops, supermarkets, schools, cafés, restaurants. The town is also home to a picturesque working fishing harbour and is surrounded by some of Europe's most spectacular coastline, making it a popular destination for both residents and visitors alike. Excellent transport links include regular bus and rail services to surrounding towns and villages, while Newquay Airport, approximately seven miles away, offers flights to a variety of UK and international destinations.





THE PROPERTY

This mid terraced home offers spacious and well presented living throughout. An integral storage area is located to the front of the property, with an internal door leading into the entrance hallway, where there is a useful storage cupboard and stairs rising to the first floor. Positioned at the rear of the property, the bright and airy kitchen enjoys views over the south facing garden and is fitted with a good range of modern wall and base units. It features a gas hob with an oven beneath and extractor hood above, together with space for a washing machine and fridge freezer. There is ample room for a dining table, making it an ideal space for everyday family living, while a door provides direct access to the garden and steps leading down to the patio.

The generous lounge is situated to the front of the property and provides a welcoming living space, complete with a feature log-burning stove and a large window allowing plenty of natural light to flood the room.

From the lounge, stairs rise to the second floor, where you will find two well-proportioned double bedrooms, one positioned at the front and the other overlooking the rear garden. The family bathroom is attractively tiled and comprises a panelled bath with an electric shower over, wash hand basin and WC.

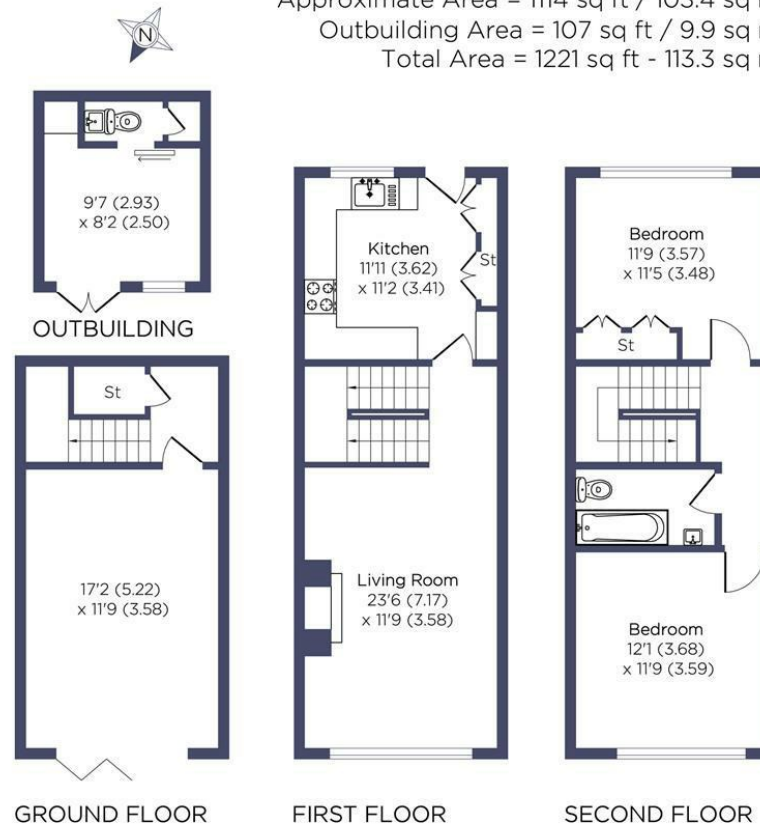
The property further benefits from UPVC double glazing, gas-fired central heating, and tasteful modern décor throughout, complemented by a combination of wooden flooring and fitted carpets, creating a home that is ready to move straight into.

EXTERIOR

To the front of the property, there are two allocated parking spaces, together with a useful storage area accessed via sliding doors.

To the rear, the property enjoys a well-established, enclosed garden featuring a paved patio area and a lawn, providing an ideal space for relaxing or entertaining. There is also a garden pod, available by separate negotiation, with convenient rear access.

Farfield Place, Pentire Avenue, Newquay, TR7
 Approximate Area = 1114 sq ft / 103.4 sq m
 Outbuilding Area = 107 sq ft / 9.9 sq m
 Total Area = 1221 sq ft - 113.3 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

david ball
Agencies

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(38-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

david ball
Agencies

01637 850850

www.davidballagencies.co.uk



rightmove

OnTheMarket

Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.