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16 St. Johns Road, Newquay TR7 1JT

£325,000

A GORGEOUS FOUR BEDROOM TERRACED TOWN HOUSE JUST A COUPLE OF MINUTES WALK TO THE TOWN CENTRE, FISTRAL BEACH AND THE HARBOUR. THIS BRILLIANT PROPERTY OFFERS VERSATILE ACCOMMODATION WITH SEA VIEWS, OOZING CHARACTER AND ORIGINAL FEATURES IN A HIGHLY DESIRABLE PART OF NEWQUAY.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- ATTRACTIVE FOUR BEDROOM TOWN HOUSE
- OPEN VIEWS OF NEWQUAY BAY AND THE NORTH CORNISH COASTLINE
- LOG BURNER
- LOW MAINTENANCE REAR GARDEN
- HIGHLY DESIRABLE LOCATION
- GAS CH AND UPVC DOUBLE GLAZING
- POTENTIAL TO CONVERT THE LOFT SUBJECT TO NECESSARY BUILDING REGS AND PP
- POTENTIAL TO CREATE PARKING AT THE REAR
- PLENTY OF CHARACTER AND ORIGINAL FEATURES

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DESCRIPTION:

Welcome to Number Sixteen St Johns Road, an attractive, centrally located town house presented to a good standard with open views of Newquay Bay at the rear. It is prominently located just a few minutes walk to Newquay town centre and Fistral Beach. Newquay is a vibrant town with an array of shops, cafes, bars and restaurants with something to suit all tastes. Naturally, the beaches and coastline are the main attraction with something for everyone whether it be surfing at the world famous Fistral Beach or wild swimming in The River Gannel. Newquay has a good choice of surf hire centres and superb facilities and instructors for every Watersport. The nearest convenience store is located just a hundred yards away on Tower Road with Sainsburys a little further down the road.

This property offers spacious living accommodation with many original features. An entrance porch with an original tiled floor guides you into the hallway which has stairs to the first floor. On the left, you will find the lounge diner which has a box bay window to the front. This area is loosely divided into a living and a dining area with a log burner perfect for those cosy winter nights. There's ample space for the whole family to relax and plenty of room for entertaining. The hallway, lounge, and dining area showcase beautiful original floorboards, adding character and timeless charm to the home.

At the rear, you will find the kitchen which has a window overlooking the garden. There's a basic range of cupboards with space for a fridge freezer, washing machine and an integrated single electric oven with gas hob. The rear hallway provides plenty of useful storage for coats, shoes, wetsuits (and wet dogs!) with access to the rear garden. There's also a ground floor cloakroom.

All four bedrooms can be found on the first floor. There's two at the front and two at the rear enjoying far reaching views across the town to Newquay Bay and the rugged north Cornish coastline beyond; you can see as far as Trevoze Head on a clear day. Also on the first floor, the family bathroom is neat and well presented with a bath and shower over.

From the split level landing, there's access to the loft which has a velux window and potential to convert subject to the necessary planning and building regulations. This property has gas central heating powered by a combination boiler located in the kitchen. The windows are all upvc double glazed.

Externally, the garden at the rear is neat and low maintenance with a patio and a gravelled area. We understand there's potential to create parking as the neighbouring property has done, subject to the necessary permissions.

In summary, this property offers huge potential in a brilliant location just a short walk to the town centre and the beaches...perfect for family life by the sea!

Hallway

4.09m x 1.09m (13'5 x 3'7)

Lounge Diner

7.67m x 3.66m (25'2 x 12'0)

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Kitchen
3.96m x 2.54m (13'0 x 8'4)

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Rear Hallway
3.18m x 2.01m (10'5 x 6'7)

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Bedroom
3.35m x 2.79m (11'0 x 9'2)

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Bedroom
3.35m x 2.74m (11'0 x 9'0)

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Bedroom
2.87m x 2.57m (9'5 x 8'5)

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Bedroom
2.31m x 1.63m (7'7 x 5'4)

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Bathroom
2.18m x 1.70m (7'2 x 5'7)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		83
	(81-91) B		
	(69-80) C		
	(55-68) D	60	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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