



26, North Way, Newquay, TR8 4LA

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 Agencies

A versatile semi detached property which could be either an eight bedroom, two reception room house or three flats or a four bedroom, two reception room house with a self contained three double bedroom annexe/income generating let. Currently it is divided into two flats and a maisonette. Benefiting from double glazing, part LPG heating, countryside views, bathroom, two shower rooms, kitchens, enclosed garden to the rear and parking for approximately six cars to the front and side.

## Guide Price £475,000 Freehold

### Key Features

- Large Semi Detached House
- Annexe
- 2 Reception rooms
- Parking for 6 Cars
- Countryside views
- 8 Bedrooms
- LPG Gas Central Heating
- EPC C

#### AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

#### LOCATION

The property can be found on the left hand side as you enter the village of Quintrell Downs from the Newquay, Henver Road direction. The village benefits from amenities which include a post office, convenience store, public houses and restaurants. Newquay is approximately three miles distance and offers a range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

#### ACCOMMODATION IN DETAIL

STAINED WOOD EFFECT UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR LEADING INTO PORCH

#### PORCH

Stained wood effect UPVC double glazed windows to three sides. Step up stained hard wood door with obscure glazing and obscured glazed window above into main hall.

#### HALL

Stained timber double glazed window to the side aspect. Box housing electric trip switches and meter. Turning staircase ascending to first floor landing with wooden hand rail.

#### HALF LANDING

Stained timber double glazed window to the side aspect.

#### LANDING

Spiral staircase leading to the main bedroom in the attic with metal handrails.

#### BEDROOM FOUR OR KITCHEN

8'4" x 7'1" (2.55m x 2.18m)

At present the room is fitted as a kitchen with wooden wall mounted units with cornice and pelmet. Matching base units incorporating drawers with granite effect laminate roll edge work surface over. Inset stainless steel sink and drainer with mixer tap over. Tiled splash back. Inset electric hob with brush steel extractor hood over and brush steel electric oven below. Space for fridge/freezer. Wood effect vinyl flooring. Stained timber double glazed window to the front aspect with countryside views and distant town and a sea glimpse.





### **BEDROOM TWO / RECEPTION ROOM**

**12'1" x 10'10" max (3.69m x 3.32m max)**

Large stained timber double glazed window to the front aspect with rural views and distant views of Newquay town and a sea glimpse. Wall mounted electric panel heaters.

### **BEDROOM THREE**

**11'5" x 10'5" max (3.48m x 3.2m max)**

Large stained timber glazed window to the rear aspect with distant countryside views. Wall mounted electric panel heater. Built in wardrobe.

### **BATHROOM**

A modern re-fitted white suite comprising of wash hand basin with chrome style mixer tap set on vanity style unit with storage under. Low level close coupled WC. P shaped bath with side panel tiled to ends with curved glass shower screen. Mixer taps and electric shower over. Tiled splash back with decorative border at dado height. Wall mounted chrome style electric towel radiator. Mirrored cabinet. Extractor. Stained timber and obscure double glazed window to the rear aspect.

### **BEDROOM ONE (ATTIC ROOM)**

**11'9" x 9'10" min (3.6m x 3.02m min)**

Stained timber and double glazed velux style window to the rear aspect providing beautiful rural views over fields and the playground. Electric panel heater. Under eaves storage.

### **FLAT TWO**

ENTRANCED VIA A STAINED TIMBER EFFECT UPVC AND OBSCURED DOUBLE GLAZED DOOR INTO

### **KITCHEN**

**8'5" x 5'11" (2.58m x 1.81m)**

Wall unit. Base units incorporating drawers with laminate roll edge work surface over. Tiled splash back. Inset white sink and drainer with mixer tap over. Additional shelving. Space for washing machine. Space for fridge. Space for free standing electric cooker. Tiled flooring opening into

### **LOUNGE**

Wall mounted electric panel heater. Shelving. Built in cupboard with shelving within. Door to bedroom and door into inner hallway.

### **BEDROOM**

**13'3" max into bay x 11'9" (4.05 max into bay x 3.59m)**

Large stained timber double glazed bay window to the front aspect providing distant views and a sea glimpse. Ceiling light point. Smoke alarm. wall mounted electric panel heater. Timber and glazed door through to lounge and timber door through to inner hallway which will actually lead back to the main hallway in the front flat.

### **HALLWAY**

Box housing electric trip switches and key meter. Under stairs storage cupboard. Sliding door through to shower room.

### **SHOWER ROOM**

White suite comprising of a shower cubicle with glass door tiled within with electric shower over. Wall mounted wash hand basin with tiled splash back. Low level close coupled WC. Wall mounted electric heater. Stained timber and obscured glazed window to the side aspect.

### **FLAT THREE (TO THE REAR OF THE BUILDING)**

STAINED TIMBER EFFECT UPVC DOUBLE GLAZED OBSCURE DOUBLE GLAZED DOOR LEADING INTO

### **LOUNGE**

**16'0" x 13'0" narrowing to 8'11" (4.88m x 3.97m narrowing to 2.73m)**

UPVC double glazed sliding patio doors to the rear garden. Central heating radiator. Wall mounted heating thermostat. Stained timber effect UPVC double glazed window to the side aspect. Built in cupboard housing wall mounted Worcester gas combination boiler. Throughway to hall and throughway in to kitchen.

### **KITCHEN**

A refitted wooden kitchen with wall mounted units with cornice and pelmet and pelmet lighting. Matching base units with black granite effect laminate roll edge work surface over. Tiled splash back. Inset stainless steel sink and drainer. Inset brush steel gas hob with brush steel extractor hood over and brush steel electric oven below. Space for dishwasher. Space for fridge/freezer. Tile effect vinyl flooring. Stained timber effect UPVC double glazed window to the rear aspect.

### **HALLWAY**

Wall mounted radiator. Smoke alarm. doors to all rooms.

### **BEDROOM ONE**

**11'8" x 11'0" (3.56m x 3.36m)**

Stained wood effect UPVC double glazed window to the side aspect. Radiator. Wooden louvre door built in wardrobes.

### **BEDROOM TWO**

**11'8" x 11'1" (3.56m x 3.39m)**

Stained timber effect UPVC double glazed window to the side aspect. Radiator. Ceiling light point. Coving. Television point. Built in wardrobes with wooden louvre doors with shelving and clothes hanging rails within.

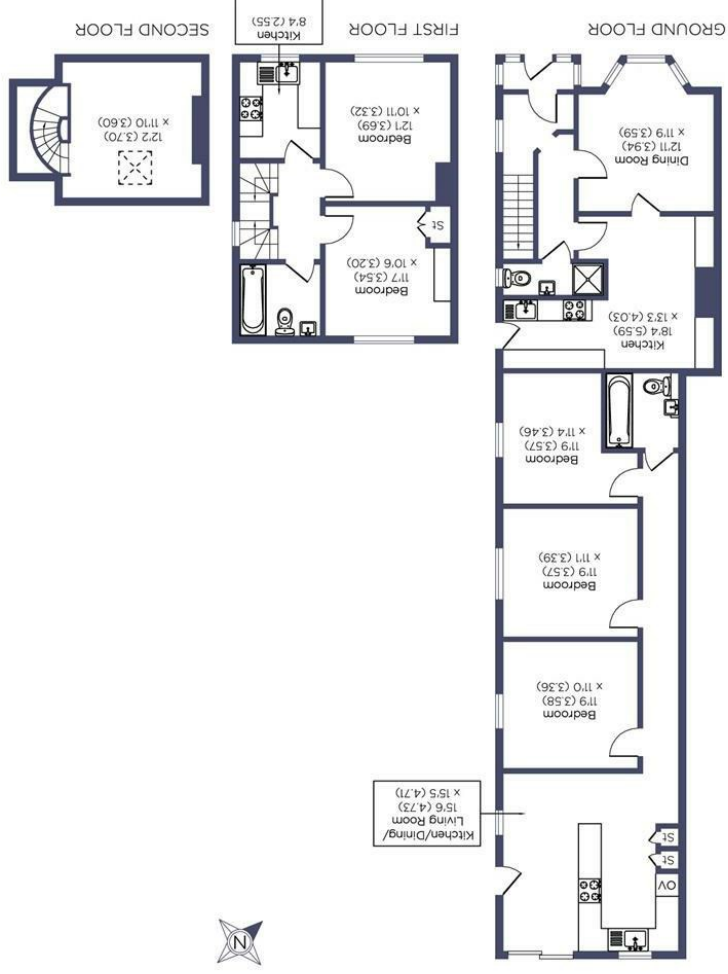
### **BEDROOM THREE**

**11'8" max x 11'4" (3.57m max x 3.47m)**

Stained timber effect UPVC double glazed window to the side aspect. Radiator. Built in cupboard.



Flat 1, 26 North Way, Quintrell Downs, Newquay, TR8 4LA  
 Total Area = 1822 sq ft - 169.2 sq m



Energy Efficiency Rating	
Current	Potential
80	81
England & Wales EU Directive 2002/91/EC	

Very energy efficient - lower running costs		Not energy efficient - higher running costs	
A	(82 plus)	G	(1-20)
B	(81-91)	F	(21-39)
C	(69-80)	E	(39-54)
D	(55-68)		

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