



goundrys
SALES

Beacon Road, Summercourt

Newquay

Guide Price
£257,000

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Situated on Beacon Road in the village of Summercourt, this well-presented three-bedroom semi-detached Victorian Villa has been the subject of a programme of sympathetic improvements recently, whilst retaining period character, and is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, families or those looking for a straightforward move.

An entrance porch welcomes you into the property before leading through to the light and roomy hallway, which in turn provides access to the principal ground floor accommodation. To the front is a bright and relaxed living room featuring an attractive bay window, whilst a separate dining room offers an excellent space for family meals or entertaining. Under the restored staircase is a tiled floor and cupboard providing ample storage, onto the to newly replaced kitchen, which enjoys a range of modern base units and bespoke open shelving with plate rack, an integrated oven and hob, and provides direct access out to the rear garden.

On the first floor are three bedrooms, comprising two comfortable double bedrooms, with the master benefitting from bay windows and further single bedroom which would suit as a child's room, nursery or home office. The accommodation is completed by newly appointed spacious family bathroom.

Outside, the property boasts an enclosed rear garden. Access to the garden can also be made via a gated path from the front of the property. A few steps lead up to the main lawned garden, where a paved seating area provides an additional spot to relax and enjoy the sunshine. There is also a useful storage shed together with two further sheds/summerhouses which, whilst requiring a degree of TLC, offer excellent potential for storage, hobbies or a workshop.

Information provided by the sellers states that the property has benefited from a number of improvements, recent works completed in 2026, include a replacement kitchen and bathroom, updated plumbing, electrical works, and redecoration throughout. The sellers also advise replacement new soffits, fascias, guttering and fibreglass flat roof (2017), additional insulation and various other modernisation works. These improvements have not been independently verified by the agent.

Conveniently positioned for those who commute, the property enjoys easy access to the A30, providing excellent transport links across Cornwall and beyond, whilst Summercourt itself offers a range of everyday amenities including Post office/shop, public house and primary school.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.





Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.

Important Information For Buyers:

Tenure: Freehold – To be verified during conveyancing

Council Tax Band: B (Source: Council Tax Band Checker as of 16/07/26)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Heating: We understand the property has oil heating (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to private sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: TBC – Certificate valid until TBC

Approximate What3Words Location: ///letters.examine.harmlessly

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Predicted download speeds of 7-1000 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor

O2 – Good outdoor

Three – Good outdoor and variable indoor

Vodafone – Good outdoor

For further material information, please refer to the relevant section(s) provided by this website.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

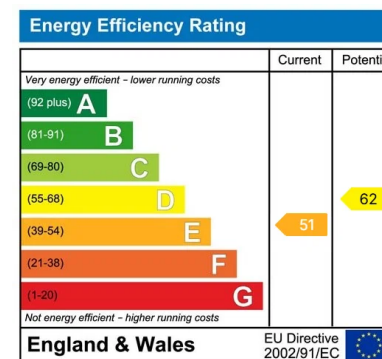
PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.

845 ft²11 ft²

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