Start & co
THE NEWQUAY ESTATE AGENT
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8 Edgcumbe Gardens, Newquay, TR7 2QD



QUIET, YET CENTRAL LOCATION | HUGE POTENTIAL | Handsome Semi-detached family home a 2 minute walk to the beaches and town centre with recently installed air source heating, solar panels and insulated external walls ready for someone to develop into a stunning family home.

- 2 parking spaces and potential for further parking to the front
- Downstairs bedroom with shower room and separate lounge
- Generous garage and low maintenance side and rear garden
- 3 double bedrooms and single to the first floor with attic potential
- Convenient location near the Town centre and beaches
- Huge potential in a great location
- Open plan kitchen diner leading to a conservatory
- Recently installed Air Source heating linked with Solar

Reduced To £360,000 Freehold

Edgcumbe Gardens is a well-located street in Newquay Town which is very popular residentially and equally to investors thanks to its proximity to the beaches, the towns amenities and travel links. Located just 1 street back from main beaches of Newquay Bay, the property is extremely convenient for the Town Centre and it's amenities but is surprisingly quiet. The current owners have enjoyed the property for a number of years and think it's a great quiet area to enjoy the natural beauty of the coastline on the doorstep.

The house has huge potential. Although internal modernisation is required throughout, there is a lot of further potential with the possibility of loft conversions of further extensions. The house has undergone some major energy performance upgrades with all of the external walls internally insulated and re-skimmed, air source heating added and solar panel to the front South facing roof with double glazing fitted throughout.

From the front, the property has a driveway with parking for 2 vehicles with further potential to add another 2 parking spaces. This leads to the generous single garage and main front door to the house. The internal hallway gives access to the lounge, downstairs bedroom with en-suite and the open plan kitchen/diner which opens nicely into the conservatory. Although likely to be changed the kitchen is functional with an oil fired AGA currently being used for the cooking. There is also a handy separate WC accessed from the conservatory.

To the first floor are 3 double bedrooms and a further single with ample room on the landing to install a stairwell if further accommodation in the loft was required. The front South facing windows enjoy slightly elevated views over the neighboring houses.

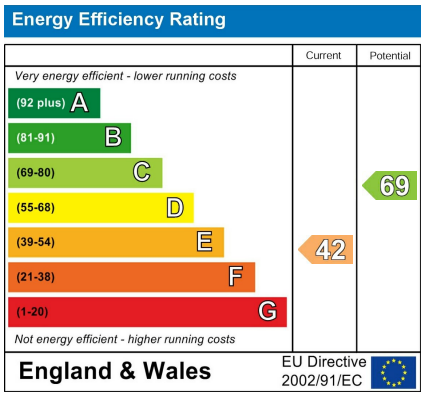
To the side and rear of the property there are gardens mainly laid to lawn with mature hedging around the border. There is a covered decking and a very useful rear gate which provides quick access to the beaches.

COUNCIL TAX
Band D

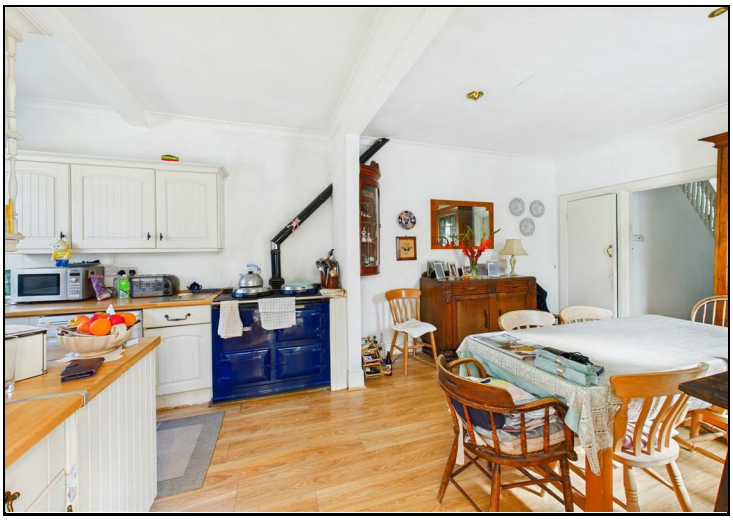
SERVICES
All Mains. Air Source heating and owned solar panels.

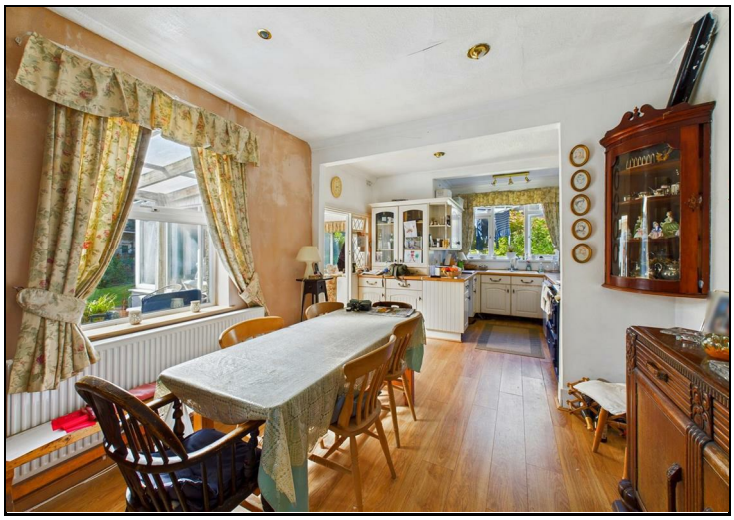
TENURE
Freehold

MUNDIC TEST
The property has a clear Mundic Test (Class A1) from Sept 2025 with Cornwall Mining Consultants.



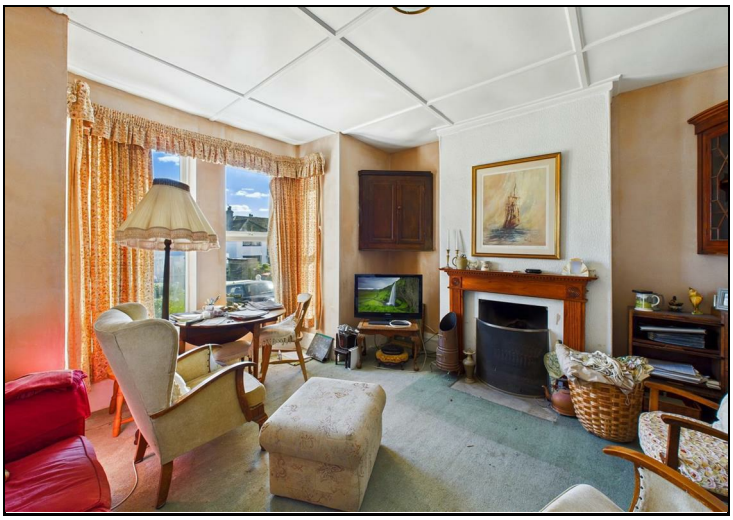


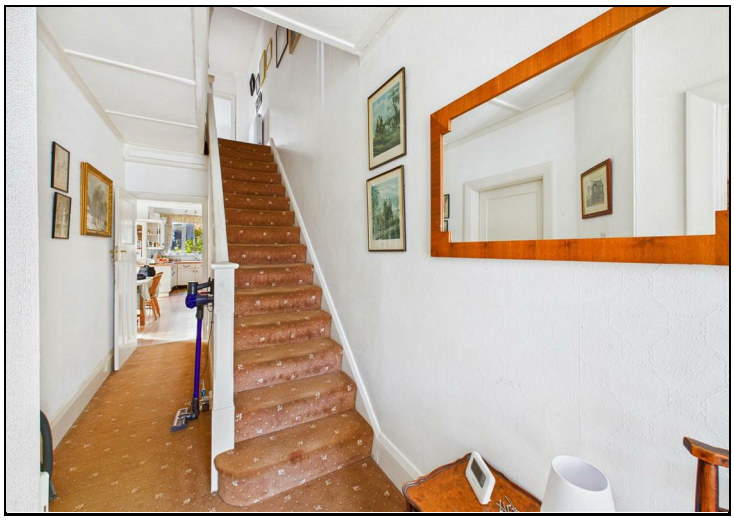


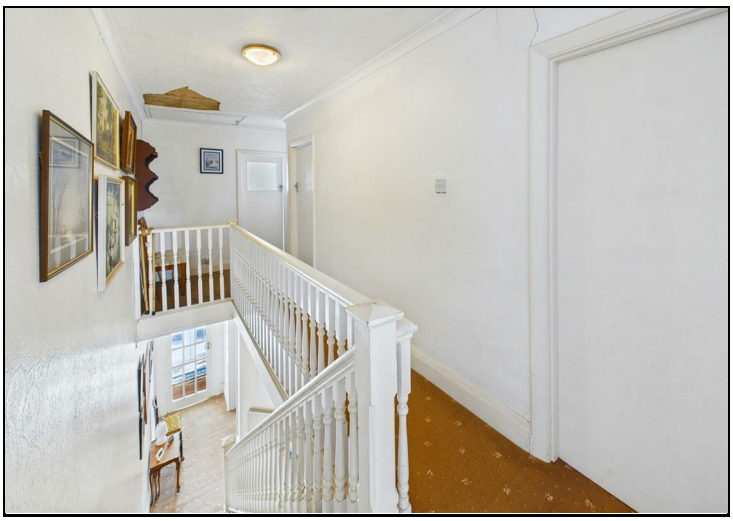


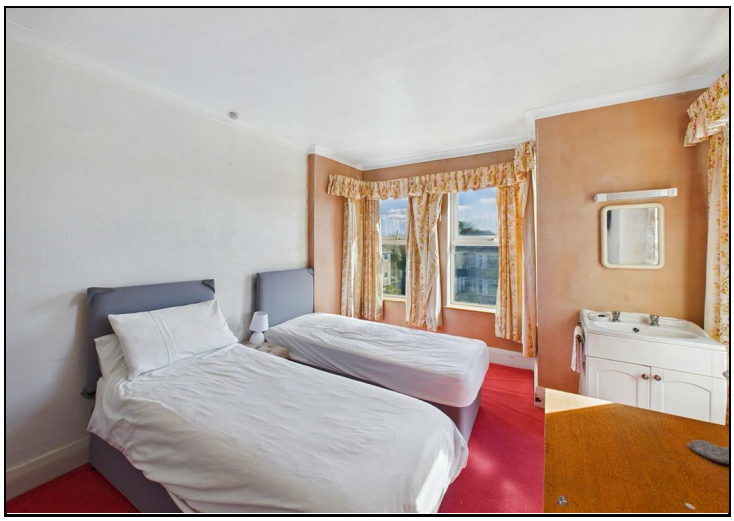


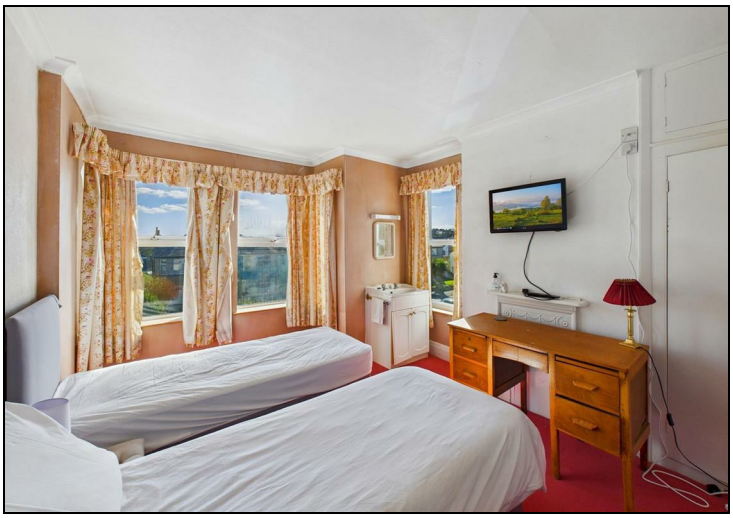


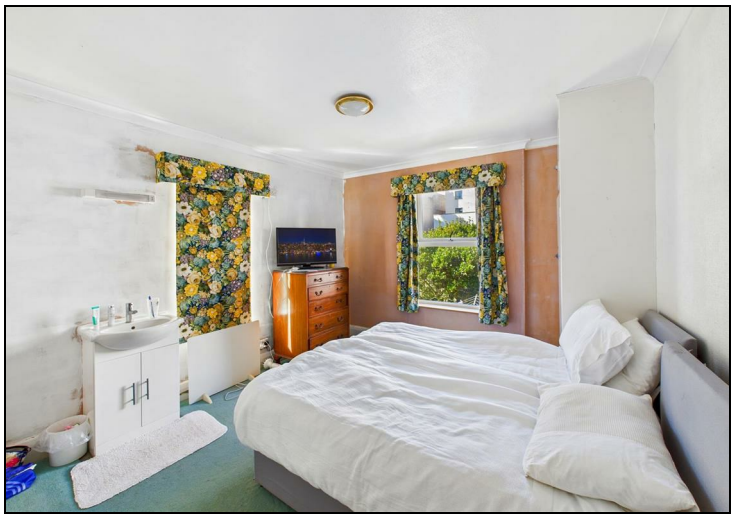








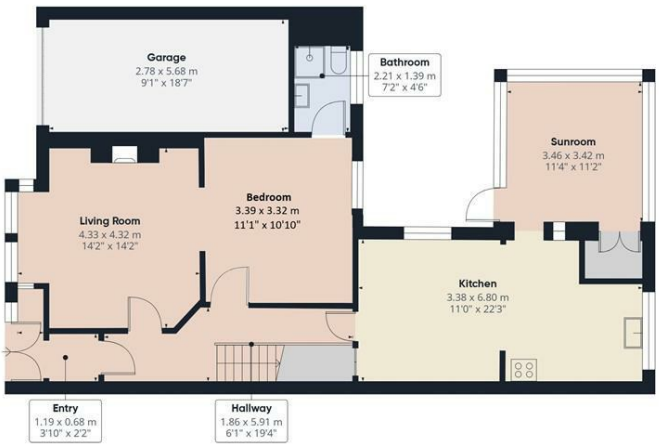












Floor 0



Floor 1

Approximate total area(1)

145 m²

1559 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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