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2 St. Pirans Court, Newquay TR7 1HZ

£275,000

A GORGEOUS TWO BEDROOM HOUSE, OOZING CHARM NESTLED IN A HIGHLY SOUGHT-AFTER LOCATION JUST A SHORT STROLL FROM THE TOWN CENTRE, FISTRAL BEACH, AND THE HARBOUR WITH THE BENEFIT OF A 'SUN TRAP' COURTYARD GARDEN AND PARKING.

PROPERTY TYPE: House - Terraced

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

FEATURES:

- TWO DOUBLE BEDROOM HOUSE CLOSE TO THE TOWN CENTRE
- ALLOCATED PARKING
- GORGEOUS COURTYARD STYLE GARDEN
- LOG BURNER
- TUCKED AWAY IN A PEACEFUL SPOT
- WALKING DISTANCE TO THE TOWN CENTRE AND MANY BEACHES
- RECENTLY UPDATED CARPETS AND FLOORING
- EPC TO FOLLOW
- PERFECT FOR FTB
- BRIGHT, WELL PROPORTIONED ACCOMMODATION

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DESCRIPTION:

Welcome to Number Two St Pirans Court, an utterly charming two bedroom house, tucked away from the road with a 'sun trap' courtyard garden. St Pirans Road is one of Newquay's most central and convenient streets, yet it retains the quiet charm of a minimal throughfare. Perfectly positioned between the world-famous Fistral Beach and the town centre amenities, it offers the best of both worlds. This sought-after location is ideal for families who want to enjoy a relaxed lifestyle with the convenience of being able to walk to the beach, local shops, cafés, and everything the town has to offer—all just minutes from your doorstep.

Stepping inside, the generous lounge is a welcoming space, featuring a cosy log burner that creates a wonderful focal point. There is ample room for comfortable lounge furniture as well as a dining table, making it an ideal space for both relaxing and entertaining. Stairs rise to the first floor from the lounge, adding to the home's character and charm.

To the rear, the bright and airy kitchen enjoys plenty of natural light, with a fully glazed door opening directly onto the garden. During the warmer months, this outdoor space feels like a natural extension of the home – the perfect spot to enjoy a morning coffee in the sunshine. The kitchen is fitted with a good range of modern units and offers space for a fridge freezer, washing machine and dishwasher. Practicality is further enhanced by a large walk-in storage cupboard and a useful ground floor cloakroom.

On the first floor are two well-proportioned double bedrooms, both beautifully presented and benefiting from upgraded carpets. The second bedroom features built-in mirrored wardrobes, providing excellent storage. Completing the accommodation is the immaculate family bathroom, fitted with a bath and shower over, WC, wash hand basin. There is also loft access from the landing. The property benefits from gas central heating, powered by a combination boiler located in the kitchen.

Outside, there is allocated parking for one vehicle to the front. To the rear, the beautifully landscaped courtyard garden is undoubtedly one of the property's standout features. Thoughtfully designed by the current owners, it boasts an elevated decking area positioned to make the most of the sunshine while enjoying a delightful glimpse of the sea. Planted borders add colour and interest throughout the seasons, while a garden shed provides useful additional storage. It is a truly special outdoor space and a rare find for a town-centre home.

In summary, this delightful home offers the best of both worlds – a peaceful setting tucked away from the hustle and bustle, yet just a short stroll from Newquay's vibrant town centre, stunning beaches and coastline. Beautifully presented throughout, it is an ideal purchase for first-time buyers, those looking to downsize, or anyone seeking an easy-to-maintain home in one of Cornwall's most sought-after coastal locations.

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Lounge
4.90m x 4.04m (16'1 x 13'3)

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Kitchen Diner
3.81m x 2.97m (12'6 x 9'9)

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Bedroom 1
3.48m x 2.97m (11'5 x 9'9)
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Bedroom 2
3.51m x 2.90m (11'6 x 9'6)

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Bathroom
2.16m x 1.73m (7'1 x 5'8)

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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.

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

Pets are not permitted on any viewings.

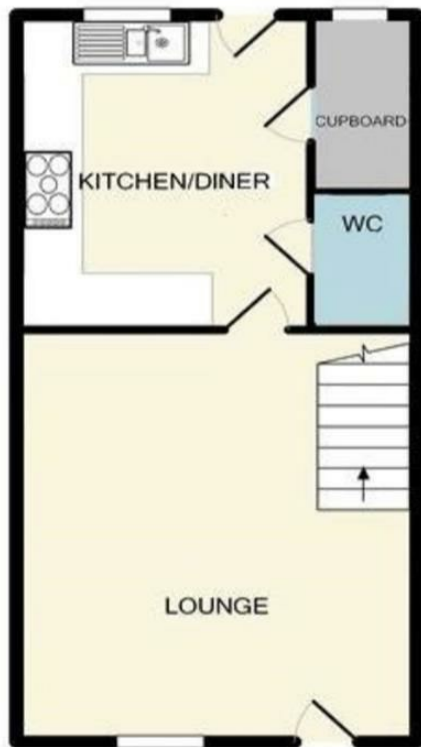
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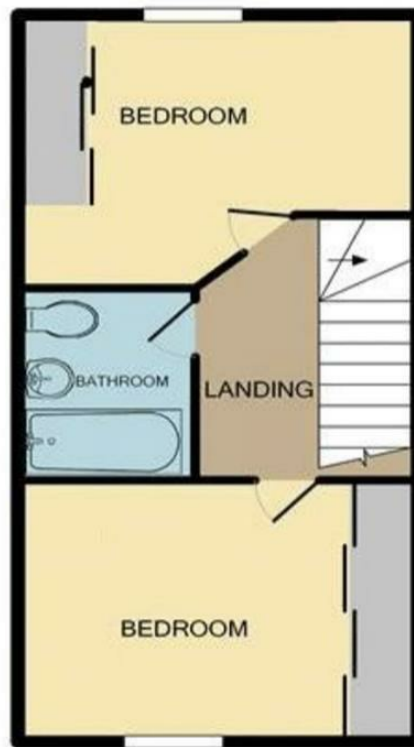
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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