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35 Fernhill Road, Newquay TR7 1LE

£400,000

A VERY WELL PRESENTED AND DECEPTIVELY SPACIOUS TOWN HOUSE JUST A COUPLE OF MINUTES WALK TO THE TOWN CENTRE, FISTRAL BEACH AND THE HARBOUR. THIS VERSATILE PROPERTY OFFERS FIVE BEDROOMS OVER THREE FLOORS, OFF ROAD PARKING FOR TWO CARS AND AN ENCLOSED, PRIVATE WESTERLY FACING GARDEN, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 2 / **BEDROOMS:** 5 / **BATHROOMS:** 2

FEATURES:

- FIVE BEDROOM TOWN HOUSE
- OFF ROAD PARKING FOR TWO CARS
- ENCLOSED, WESTERLY FACING GARDEN
- NO ONWARD CHAIN
- ALL MAINS SERVICES
- BRIGHT AND WELL PRESENTED THROUGHOUT
- OWNED SOLAR PANELS
- GROUND FLOOR SHOWER ROOM

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DESCRIPTION:

Number Thirty Five Fernhill Road Road is an attractive, centrally located town house presented to a good modern standard with spacious, flexible accommodation, it is prominently located just a few minutes walk to Newquay town centre and Fistral Beach. Newquay its 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 just around the corner.

This property has been well looked after by the current owners over the years and offers deceptively spacious family friendly accommodation over three floors.

An entrance porch guides you into the hallway which has stairs to the first floor where you will find the lounge on the right with a gorgeous bay window to the front. Also on the ground floor, you will find a dining room/additional bedroom with a window to the rear. This is a flexible space, ideal as a second living room or as a work from home space.

At the rear, the kitchen diner which has a tiled floor and a door giving access to the garden is bright and spacious offering a traditional range of units with space for a fridge freezer, range style oven, washing machine and dish washer. There's ample space for a dining table and a generous storage cupboard with a radiator. The boiler is located within a cupboard in the kitchen.

Three of the bedrooms can be found on the first floor, there's two at the front and one at the rear, all presented to a good standard with modern decor and floor coverings. The family bathroom is fully tiled with a window to the rear with a bath , wc and wash basin. The remaining two bedrooms are on the second floor, both are doubles with velux windows.

This property has gas central heating throughout with double glazed windows. There are owned solar panels

Externally, at the front there's a pretty garden with some planted beds and a turfed area. The rear garden is private, established and enclosed, it faces westerly and enjoys a good deal of afternoon and evening sun. Ideal for family BBQs with enough room for younger children to run around and play Within the garden there's a block built store with power, an outdoor tap and a garden shed. At the side, there are two off-road parking spaces.

In summary, this gorgeous property offers a huge amount of flexible space, driveway parking and an unusually large garden all within a short distance of many beautiful beaches and Newquay town centre. Offered with no onward chain.

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Porch
1.22m x 1.12m (4'0 x 3'8)

Hallway
5.16m x 1.83m (16'11 x 6'0)

Lounge
4.22m x 4.19m (13'10 x 13'9)

Bedroom / Dining Room
3.78m x 3.51m (12'5 x 11'6)

Shower Room

Kitchen Diner (L-Shape)
6.63m x 4.75m (max) (21'9 x 15'7 (max))

Bedroom 1
3.84m x 3.61m (12'7 x 11'10)

Bedroom 2
3.84m x 2.69m (12'7 x 8'10)

Bedroom 3
3.86m x 2.87m (12'8 x 9'5)

Bedroom 4
3.78m x 2.54m (12'5 x 8'4)

Bedroom 5
5.72m x 2.46m (18'9 x 8'1)

Bathroom
2.01m x 1.75m (6'7 x 5'9)

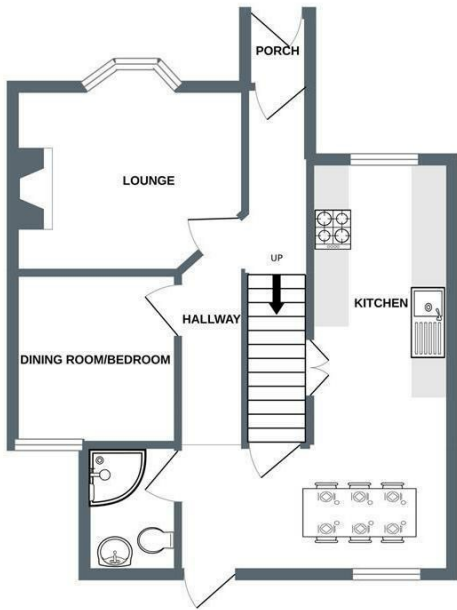
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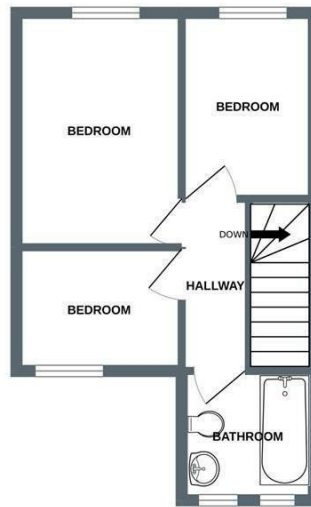
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FLOORPLAN:

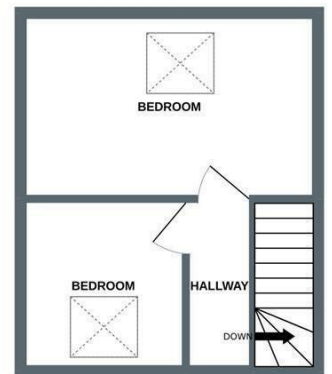
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(92-100) 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		
(92-100) 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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