Start & co
THE NEWQUAY ESTATE AGENT
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20 Narrowcliff, Newquay, Cornwall TR7 2QF

Three storey Victorian town house on Newquay's main sea front with panoramic views, a delightful low maintenance courtyard garden and a double garage

- Rare residential opportunity on the Sea Front
- Delightful secure private courtyard garden
- Large kitchen/diner
- Ideal family town house, or large coastal holiday home
- Stunning Sea and coastal views over the Barrowfields
- Large Double Garage
- Gas Central Heating and Double Glazing
- Three storey bay fronted accommodation
- 4/5 Bedrooms
- Conveniently located close to town and beaches

Reduced To £395,000 Freehold

Original part glazed door to the:

ENTRANCE PORCH
Decorative terrazzo flooring. Original wood framed door leads to the:

ENTRANCE HALL
Decorative terrazzo motif flooring. Radiator. Staircase to first floor with storage cupboard under. Original pine panelled doors lead to the ground floor rooms.

LOUNGE
16'6 x 13'8 (5.03m x 4.17m)
Measurement into the tall front aspect uPVC double glazed bay window with sea views. Original varnished floorboards. Fireplace surround with slate hearth and fitted electric fire. Radiator.

DINING ROOM
16' x 11'11 (4.88m x 3.63m)
Radiator. Measurement into rear box bay uPVC double glazed window with access to small storage cupboard/study.

KITCHEN/DINER
32'2 x 10'5 (9.80m x 3.18m)
Long open plan kitchen/dining room with comprehensive range of solid wood fitted kitchen units under a black worktop. Double bowl single drainer sink unit with mixer tap over. Fitted Range cooker with stainless steel tiled splashback and extractor hood. Wide recess suitable for American style fridge freezer. Further recess for microwave. Central Island unit with storage cupboards under. This long room incorporates an open plan rear dining area with uPVC double glazed rear aspect window. Radiator. Half glazed door to rear courtyard garden. Part wood panelled walls. Door to:

DOWNSTAIRS WC
White WC. Stainless steel wall mounted handwash basin. Grey painted wood panelled walls. Rear aspect diffused glass uPVC double glazed window.

FIRST FLOOR SPLIT LANDING
Comprising 2 bedrooms, utility room and bathroom. Stairs to second floor landing.

LARGE BATHROOM
17'7 x 9'6 (5.36m x 2.90m)
Rear aspect aluminium framed double glazed window. Central free-standing oblong double ended bath with freestanding mixer taps. High chrome wall mounted heated towel rail. His and hers contemporary square sink units with tiled splashback and mixer taps. Corner shower cubicle, fully tiled with independent electrically heated shower unit. Range of linen cupboards and gas fired boiler providing central heating and hot water throughout. Corner section with low level WC and additional handwash basin. Ceiling spotlights.

UTILITY ROOM
10'11 x 6'2 (3.33m x 1.88m)
Range of kitchen working top units with recesses under for appliances. Single drainer stainless steel sink unit. Wall cupboard storage. Side aspect uPVC double glazed windows. Corner airing cupboard housing the hot water cylinder.

BEDROOM NO.2
14'11 x 10'2 (4.55m x 3.10m)
Laminate woodgrain effect flooring. Measurement into rear aspect uPVC double glazed box bay window. Radiator. Measurement not including full wall of mirror fronted sliding door wardrobes.

BEDROOM NO.1 (CURRENTLY USED AS AN ADDITIONAL FIRS
16'7 x 16'3 (5.05m x 4.95m)
Measurement not including full wall of mirror fronted sliding built-in storage cupboards. Front aspect uPVC double glazed window and tall uPVC double glazed bay window enjoying the elevated panoramic views. Laminate woodgrain effect flooring. Radiator.

BEDROOM NO.3
18'7 x 8'11 (5.66m x 2.72m)
Slightly sloping front ceiling incorporating a walk-in dormer front aspect uPVC double glazed window with sea and North Cornish coastline views. Radiator.

BEDROOM NO.4
11' x 12'5 (3.35m x 3.78m)
Radiator. H&C pedestal basin with tiled splashback. Rear aspect aluminium sealed unit double glazed dormer window.

OUTSIDE FRONT
Small brick and Cornish stone hard landscaped walled garden with paving stones leading to the front door.

OUTSIDE REAR
Charming courtyard garden with a side concreted section off the kitchen leading to a rear fully enclosed south facing courtyard garden surrounded by high close boarded fencing with a variety of mature trees and shrubs and planted borders including a feature, centrally located Cornish palm. To the rear of the garden is a lockable pedestrian access gate leading onto the rear access road and a pedestrian door leading to the:

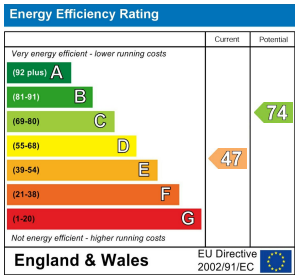
DOUBLE GARAGE
19'7 x 17'1 (5.97m x 5.21m)
Metal up and over door. Corrugated roof requiring attention. Power and light.

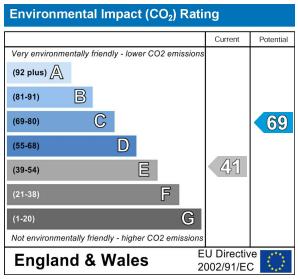
SERVICES
All mains

TENURE
Freehold

COUNCIL TAX
Band D

NOTES
The neighbouring property, a former hotel is currently undergoing re-development into a proposed block of high-end luxury apartments





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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