

6 Tolcarne Road, Newquay, TR7 2NQ



9 BEDROOM FAMILY HOME | 100m FROM GREAT WESTERN BEACH | Great example of a period townhouse in the heart of Newquay Town with very versatile accommodation, private courtyard garden and lots of original features.

- Versatile family home ideal for mixed families or multi-generational living
- Well presented private courtyard garden
- 7 double and 2 single bedrooms
- Short walk to the train station and town amenities
- Lots of potential of splitting the property or providing a ground floor bedroom
- uPVC double glazing & gas central heating throughout the property

Price £460,000 Freehold

Tolcarne Road is a well-located residential street in Newquay Town which is very popular residential and equally to investors thanks to its proximity to the beaches, the towns amenities and travel links. Newquay Town has become a highly popular residential and holiday destination thanks to an influx of independent cafes, coffee shops and bars as well as the flexible modern nature of working, it has led to an increased number of younger people moving to the area to enjoy the natural beauty of the coastline on the doorstep.

No6 is currently a large 9 bedroom family home which is loved thanks to its proximity to the very popular Great Western Beach. Just 100m from the cliff top, it is one of the larger residential houses such a short walk from the beach in town. The property is currently used a mixed family home providing ample room for each individual, but has previously been used as a BnB, house with separate flat and has the potential to be divided if required.

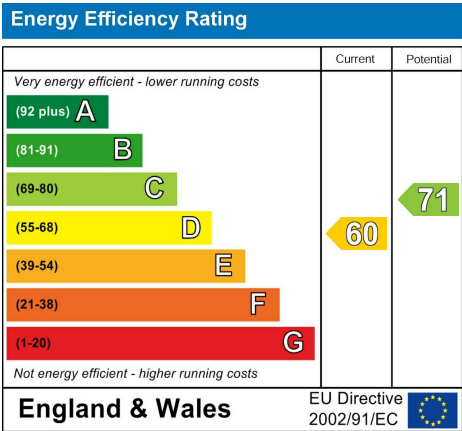
The house is a very fine example of a period townhouse. Through the front door you are presented with period original tiling through the entrance hall which provides access to all of the downstairs accommodation. The ground floor is now all dedicated to living areas with a large lounge to the front, rear aspect diner with doors into the courtyard and both with the original floorboards in fantastic condition. To the rear is a large kitchen diner with shaker style units, solid wood block worktops and large tiles natural slate flooring. The kitchen also has access to the rear courtyard, downstairs shower and internal storage room.

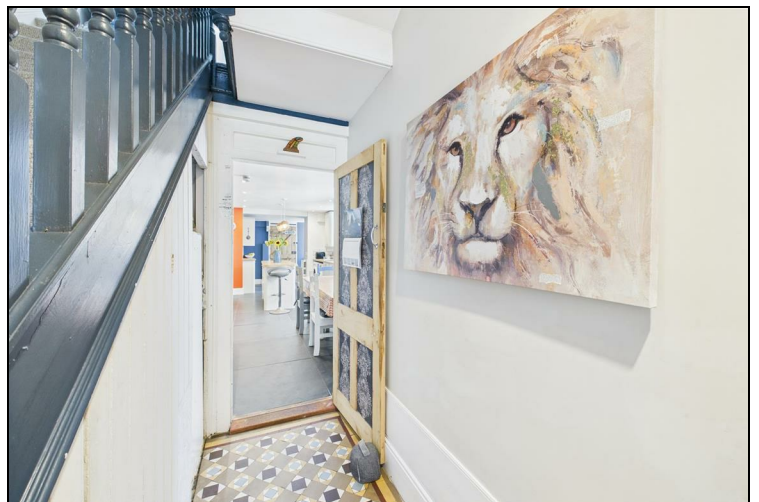
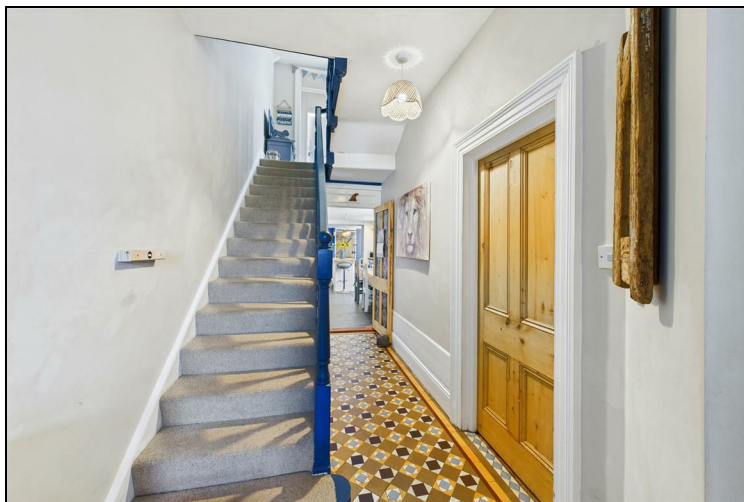
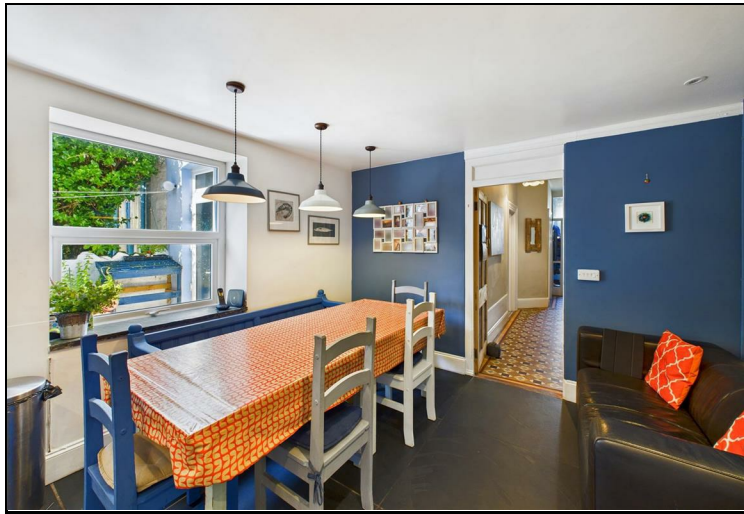
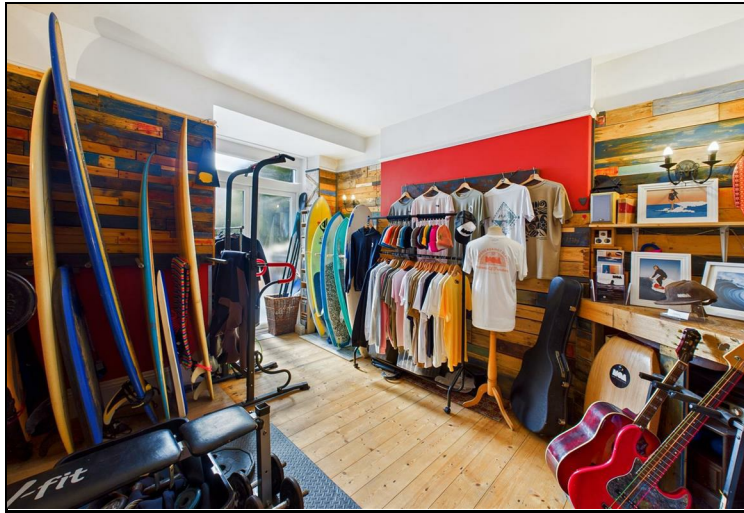
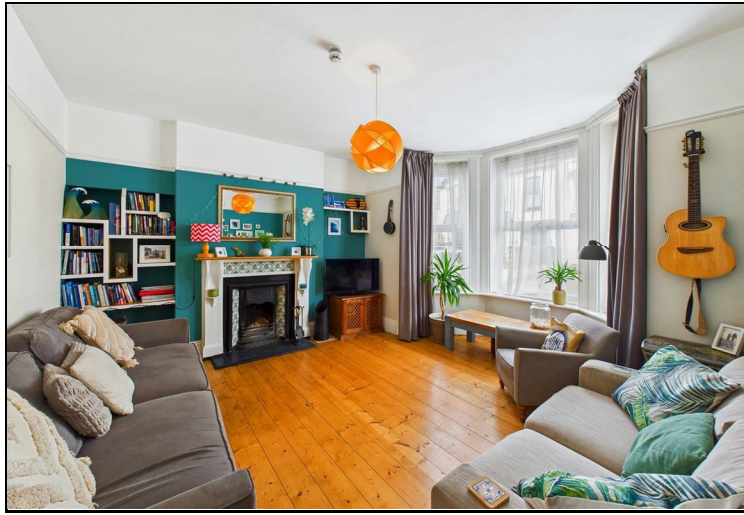
The first and second floors provides 9 bedrooms with 3 toilets and 2 showers. Most of the rooms have vanity basins with 7 of the bedrooms being large doubles with the 2 singles having built in desks and wardrobes.

TENURE
Freehold

SERVICES
All Mains. The property has gas central heating and uPVC double glazing throughout.

COUNCIL TAX
Band D







Floor 0



Floor 1



Floor 2



Approximate total area^m

220.3 m²

2370 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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