



23 Edgumbe Avenue, Newquay, Cornwall, TR7 2Nj

A GORGEOUS, VERY SPACIOUS THREE STOREY PERIOD TOWNHOUSE, FULL OF CHARM AND CHARACTER INCLUDING SIX BEDROOMS, TWO ENSUITES, TWO RECEPTION ROOMS, COURTYARD GARDENS AND PLENTY OF OFF-STREET PARKING. ALL JUST A SHORT STROLL FROM NEWQUAY'S FAMOUS SEA FRONT AND MANY POPULAR BEACHES.

£395,000
Freehold

our ref: CNN7179

KEY FEATURES



6

- PRIME LOCATION NEAR NEWQUAY'S SEA FRONT.
- SPACIOUS THREE-STOREY FAMILY LIVING.
- BEAUTIFUL PERIOD TOWNHOUSE WITH ORIGINAL FEATURES.
- FIVE BEDROOMS, WITH TWO ENSUITES.
- EXPANSIVE 28FT OPEN PLAN LOUNGE/DINER.
- MODERN KITCHEN AND STUNNING FAMILY BATHROOM.
- COZY SNUG OPENING TO GARDEN.
- 18FT LEANTO UTILITY ROOM.
- GAS-FIRED CENTRAL HEATING & UPVC DOUBLE GLAZING.
- ENCLOSED COURTYARD GARDEN & PARKING FOR THREE CARS.



2



3

Energy rating (EPC) **D**

Council tax band: **D**

SUMMARY

Welcome to 23 Edgcombe Avenue, a captivating period townhouse ideally situated just a stroll away from Newquay's renowned seafront. This prime location offers easy access to popular beaches, town amenities, prestigious schools, and picturesque parks, making it an ideal haven for families seeking the quintessential Newquay lifestyle.

At the heart of this residence is family-centric living, evident in its spacious three-storey layout. The accommodation strikes a perfect balance between bedrooms and living areas, ensuring ample space for relaxation without compromising on comfort. From the moment you approach, the striking exterior of this period townhouse sets the tone for what lies within.

Upon entry, you're greeted by a welcoming vestibule and hallway adorned with exquisite original Minton-style tile floors and a beautifully crafted period staircase leading to the upper floors. The main living area is an expansive open plan lounge/diner, flooded with natural light



streaming in through a charming bay window and a secondary rear window.

A period-style ornamental fireplace serves as a focal point, complemented by bespoke fitted shelves and storage. Adjacent to the lounge/diner, the modern kitchen boasts duck egg blue units, pristine white metro tiles, and integrated appliances, while a cosy snug with patio doors opening to the garden offers a serene retreat for unwinding.

The ground floor also features an 18ft lean-to utility room equipped with full plumbing connections, catering to practical needs with ease. Ascending to the first floor, a traditional split-level landing leads to four generously sized bedrooms, including three doubles and one large single. The largest of these bedrooms enjoys a charming bay window and its own fully fitted shower ensuite, adding a touch of luxury to everyday living. The family bathroom on this level has recently undergone a full refit to create a beautifully appointed room having white three-piece suite shower over the bath, easy clean splashbacks and feature illuminated mirror including hidden storage.

On the second floor, two additional double bedrooms await, bringing the total to six, with one featuring another fully fitted shower ensuite. Throughout the home, period features

seamlessly blend with modern comforts, complemented by gas-fired central heating and UPVC double glazing.

Outside, the enclosed courtyard gardens boast composite decking for a smart, low-maintenance finish, while a rear garden gate opens to a spacious parking area with a carport capable of accommodating three cars comfortably.

Don't miss the opportunity to make 23 Edgumbe Avenue your family's sanctuary in the heart of Newquay. With its unbeatable location, spacious accommodation, and blend of period charm and contemporary convenience, this home truly offers a remarkable living experience. Schedule a viewing today and embark on the journey to your idyllic coastal lifestyle!

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ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway & Carport for 3

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Vestibule & Hall

23' 3" x 6' 0" (7.08m x 1.83m)

Max Measurements

Lounge/Diner

28' 8" x 11' 10" (8.73m x 3.60m)

Narrowing to 9' 9"

Kitchen

14' 0" x 10' 3" (4.26m x 3.12m)

Max Measurements

Snug

12' 0" x 10' 3" (3.65m x 3.12m)

Lean to Utility

18' 0" x 5' 5" (5.48m x 1.65m)

First Floor

Bathroom

8' 7" x 6' 3" (2.61m x 1.90m)

Bedroom 1

15' 6" x 10' 1" (4.72m x 3.07m)

Inc En-Suite

En-suite 1

Bedroom 2

12' 6" x 10' 1" (3.81m x 3.07m)

Bedroom 3

11' 5" x 10' 1" (3.48m x 3.07m)

Bedroom 4

10' 1" x 6' 0" (3.07m x 1.83m)

2nd Floor

Bedroom 5

12' 7" x 10' 1" (3.83m x 3.07m) inc En-Suite

En-suite 2

Bedroom 6

16' 5" x 9' 6" (5.00m x 2.89m) (Max Measurements)

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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