



## 40 Hilgrove Road, Newquay, Cornwall, TR7 2QT

OFFERED FOR SALE FOR THE FIRST TIME IN OVER 40 YEARS! A RARE CHANCE TO BUY & RENOVATE THIS LARGE, EXTENDED SEMI-DETACHED BUNGALOW. 5/6 BEDROOMS, 3 RECEPTION ROOMS, 27FT GARAGE, PLENTY OF PARKING AND SPACIOUS GARDENS IN A DESIRABLE FAMILY LOCATION CLOSE TO PARKS, SCHOOLS, DAILY SHOPS & BEACHES.

£400,000  
Freehold

our ref: CNN10028

## KEY FEATURES



6

- EXTENDED SEMI-DETACHED BUNGALOW IN PRIME LOCATION
- 5/6 BEDROOMS WITH 3 RECEPTION ROOMS
- LARGE ENCLOSED GARDENS WITH OUTBUILDINGS
- CLOSE TO SHOPS, SCHOOLS, PARKS, AND BEACHES
- IN NEED OF RENOVATION THROUGHOUT
- STUNNING POTENTIAL TO CREATE FOREVER HOME
- LARGE DRIVEWAY WITH 27FT GARAGE
- SHORT WALK TO NEWQUAY'S SEAFRONT
- FIRST TIME ON MARKET IN OVER 40 YEARS
- CHERISHED FAMILY HOME SELLING TO DOWNSIZE



3



2

Energy rating (EPC) **E**

Council tax band: **D**

## SUMMARY

Welcome to 40 Hilgrove Road, a gem nestled just outside Newquay's bustling town centre. Renowned locally as a premier residential area, this address caters to families and retirees alike, boasting convenience and charm at every turn.

Situated within proximity to Trenance Park, Gardens, and the tranquil Boating Lake, outdoor leisure activities are just a stone's throw away. Daily necessities are easily met at the nearby Chester Road Shopping Complex, while Newquay's stunning Seafront offers a choice of beaches for your relaxation pleasure.

This deceptively spacious semi-detached bungalow, cherished by its current owners for over 40 years, is now awaiting its next chapter. Boasting expansive living spaces, this property is ideal for growing families, with five to six bedrooms, three reception rooms, and two bathrooms ensuring comfort and flexibility.



As you step onto the property, you'll be greeted by a generous gravel driveway, offering parking for multiple vehicles alongside a substantial 27ft garage, complete with an electric roller door. Upon entry, a spacious hallway sets the tone for the home's generous proportions.

On the ground floor, two bedrooms flank the living room, while an extended kitchen, seamlessly connected to a separate dining room, forms the heart of family gatherings. The flow extends effortlessly to the rear breakfast space, with garden access inviting indoor-outdoor living.

While in need of refurbishment throughout, the potential of this home is undeniable. Upstairs, three additional bedrooms and a study await, offering ample space for personalised living arrangements. The rear garden steals the show, providing a safe haven for children to play amidst lush greenery.

A detached cabin and various garden buildings offer further possibilities for customisation, making this property a canvas for your imagination. Embrace the



opportunity to create your forever home in one of Newquay's most sought-after locations.

Don't miss the chance to unlock the potential of 40 Hilgrove Road – your gateway to a vibrant coastal lifestyle awaits. Schedule your viewing today and embark on a journey to make this address your own.

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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: Large Driveway & Large Garage

Heating and hot water: Electric Dimplex Quantum Heaters & Gas boiler for hot water.

Accessibility: Level with stepped entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

12' 8" x 5' 2" (3.86m x 1.57m)

Minimum Measurements

## Lounge

14' 6" x 12' 4" (4.42m x 3.76m)

## Bedroom 1

13' 7" x 12' 5" (4.14m x 3.78m)

## Family Bathroom

8' 5" x 5' 9" (2.56m x 1.75m) P-Shaped (Max Measurements)

## WC

6' 5" x 2' 7" (1.95m x 0.79m)

## Bedroom 2

10' 2" x 9' 10" (3.10m x 2.99m)

## Dining Room

10' 10" x 10' 9" (3.30m x 3.27m)  
plus stairs

## Kitchen

10' 10" x 8' 3" (3.30m x 2.51m)

## Sun Room

11' 11" x 10' 10" (3.63m x 3.30m)

## WC

5' 6" x 2' 9" (1.68m x 0.84m)

## Shower Room/WC

8' 11" x 5' 5" (2.72m x 1.65m) Max Measurements

## Garage

27' 0" x 9' 0" (8.22m x 2.74m)

## Study

10' 0" x 6' 11" (3.05m x 2.11m) Max Measurements

## Bedroom 3

11' 5" x 10' 8" (3.48m x 3.25m)

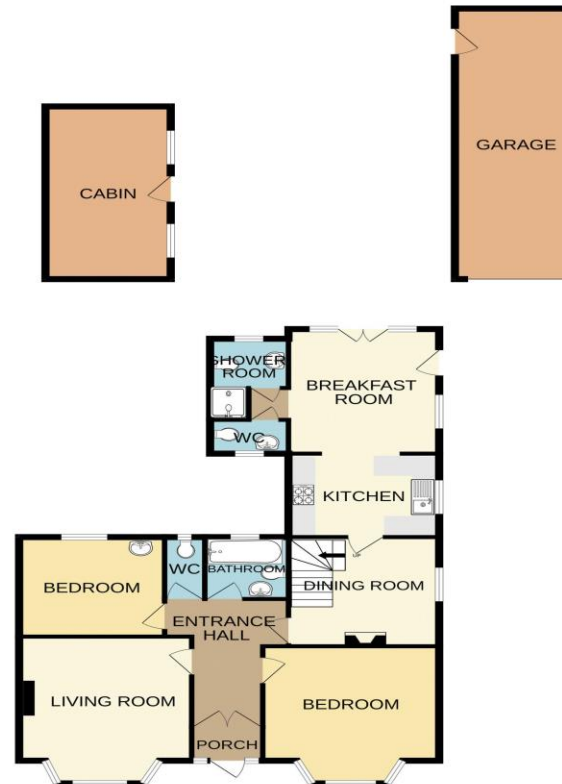
## Bedroom 4

8' 8" x 7' 2" (2.64m x 2.18m)

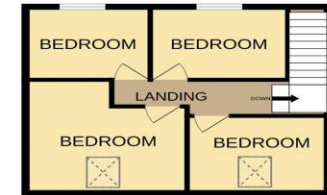
## Bedroom 5

8' 1" x 7' 1" (2.46m x 2.16m)

GROUND FLOOR



1ST FLOOR



## LIKE TO KNOW MORE?

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