

NEWQUAY PROPERTY CENTRE



A LIGHT, BRIGHT, AND SPACIOUS FAMILY HOME. SITUATED CLOSE TO THE TOWN CENTRE, YET TUCKED AWAY FROM THE HUSTLE AND BUSTLE, WITHIN A SHORT WALK TO BEACHES, AMENITIES AND TRENANCE SCHOOL. 4 BEDROOMS, 25FT OPEN PLAN LOUNGE/DINER, INTEGRAL GARAGE, DRIVEWAY PARKING AND COMPACT SUNNY GARDENS.



30 Pargolla Road, Newquay, TR7 1RP

£308,500
Freehold

our ref: CNN9611

01637 875161

IN BRIEF...

- Type: House
- Style: End Terrace
- Age: Older
- Bedrooms: 4
- Reception rooms: 1
- Bathrooms: 1
- EPC: E
- Council tax band: C
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE
- BRIGHT & SPACIOUS FAMILY HOME
- FOUR GENEROUS BEDROOMS
- SUPERB CENTRAL LOCATION
- OFF-STREET PARKING & INTEGRAL GARAGE WITH UTILITY
- OPEN PLAN 25FT LOUNGE/DINER
- SMALL PRIVATE SOUTHERLY GARDENS
- UPDATED ECO STYLE HEATING
- POTENTIAL FOR PERSONALISATION
- CLOSE TO TOWN, BEACHES, AND SCHOOLS



OWNERSAYS...

"I know everyone says this, but if we could just pick this house up and take it with us, we would."



CONSIDER THIS...

WHAT WE LOVE: 30 Pargolla Road combines comfortable family living with a superb central location. Don't miss the chance to make this property your own and create lasting memories in this wonderful family home.

MOREDETAIL...

SUMMARY: This lovely family home offers bright and spacious accommodation, perfect for families seeking a comfortable and central living experience. With four bedrooms and open living spaces, it's designed to cater to your family's needs, making it an instant favourite of ours and hopefully yours too.

As you approach, a paved driveway provides convenient off-street parking and leads you not only to the entrance but also to the garage, ensuring ample space for your parking and storage needs. Step up to the main front door, framed by a neat, small lawned garden, and enter through the welcoming porch into a well-lit hallway. Stairs lead to the first floor, offering storage underneath.

The highlight of this home is the 25ft open-plan lounge/diner, bathed in natural light from front to back dual aspect windows. The larger living area at the front seamlessly connects to the dining space at the rear, creating a spacious and inviting atmosphere. The adjacent kitchen boasts ample prep space, light-coloured units, and integrated appliances. There's also an inner door leading to the integral garage, cleverly subdivided to provide a practical family storage space at the front and a fitted utility room at the rear. A back door ensures easy garden access.

Upstairs, you'll find a spacious and bright landing leading to four generously sized bedrooms and the main family bathroom, fitted in white with a shower over the bath. The property features UPVC double glazing, updated Eco-style electric radiators, and tasteful neutral decor with subtle accents.

While this home is well-presented, it also offers buyers the opportunity to infuse their own taste and vision over time. The rear gardens, benefiting from a southerly aspect, offer a peaceful retreat with good privacy. Although not extensive, they provide a relaxing space for enjoying a cold drink or alfresco meal, especially on the raised patio area tucked into one corner.



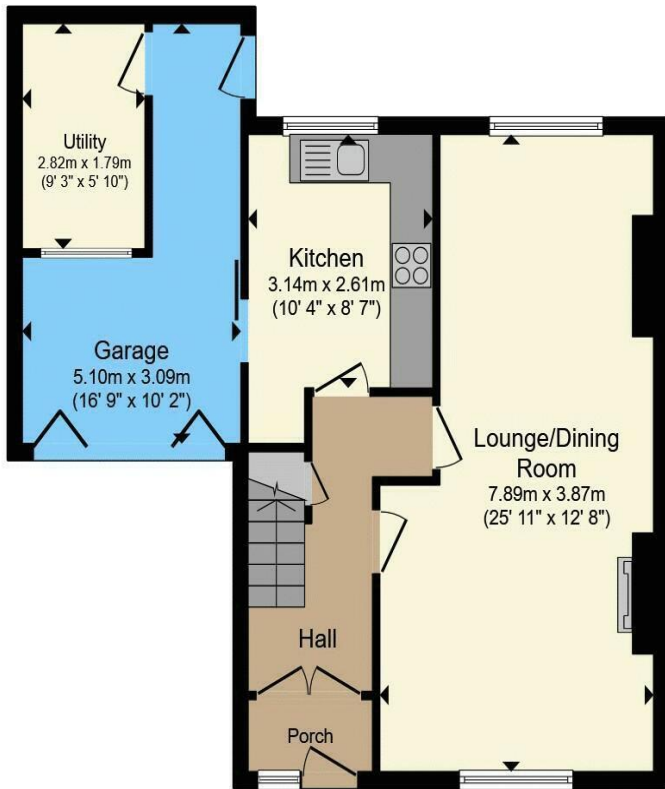
THELOCATION...

LOCATION: Pargolla Road in Newquay is a centrally located residential street offering the best of both worlds. Situated at the heart of this vibrant coastal town, it provides easy access to popular beaches, town amenities, and both the highly sought-after Trenance and Newquay Junior Schools. All of which you can walk to within minutes.

However, despite this central convenience it enjoys a quieter position away from the hustle and bustle of Newquay's vibrant town centre. This makes it a perfect family friendly location to settle and call home.



THE FLOORPLAN...



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

THE DIMENSIONS...

Porch

5' 4" x 3' 2" (1.62m x 0.96m)

Hall and Stairs

12' 1" x 5' 9" (3.68m x 1.75m)

Lounge/Diner

25' 11" x 12' 8" (7.89m x 3.86m)

Kitchen

10' 4" x 8' 6" (3.15m x 2.59m)

Integral Garage

16' 9" x 10' 2" (5.10m x 3.10m)

Utility room

9' 3" x 5' 10" (2.82m x 1.78m)

First Floor Landing

16' 10" x 10' 11" (5.13m x 3.32m)

Bedroom 1

16' 11" x 9' 11" (5.15m x 3.02m)

Bedroom 2

13' 6" x 11' 8" (4.11m x 3.55m)

Bedroom 3

12' 0" x 10' 4" (3.65m x 3.15m)

Bedroom 4

8' 9" x 8' 3" (2.66m x 2.51m)

Family Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

MORE INFO...

call: 01637 875 161
 email: info@newquaypropertycentre.co.uk
 web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.