

# NEWQUAY PROPERTY CENTRE



A DELIGHTFUL PERIOD TOWNHOUSE WITH FLEXIBLE ACCOMMODATION, IN A PRIME LOCATION TOWN CENTRE LOCATION, PERFECT FOR FAMILIES WITH 5 BEDROOMS AND TWO RECEPTION ROOMS. CLOSE TO POPULAR BEACHES AND TOWN CENTRE AMENITIES. WITH OFF-STREET PARKING AND WEST FACING COURTYARD GARDENS.



15 Mitchell Avenue, Newquay, TR7 1BN

£387,000  
Freehold

our ref: CNN9443

01637 875161

# IN BRIEF...

- Type: House
- Style: Terraced
- Age: Older
- Bedrooms: 5
- Reception rooms: 2
- Bathrooms: 3
- EPC: D
- Council tax band: C
- ALL MAINS SERVICES
- ATTRACTIVE PERIOD TOWNHOUSE
- PRIME LOCATION IN NEWQUAY'S TOWN CENTRE
- SHORT STROLL TO POPULAR BEACHES
- DECEPTIVELY SPACIOUS THREE-STOREY ACCOMODATION
- 5 BEDROOMS, 2 ENSUITES, 2 RECEPTION ROOMS
- EXTENDED GROUND FLOOR ENSUITE BEDROOM
- UPVC DOUBLE GLAZING AND GAS HEATING
- WEST FACING COURTYARD GARDENS
- OFF STREET PARKING FOR 2



## OWNERSAYS...

“This home offers maximum flexibility in the most convenient of central locations, I think it's a perfect family home and hope the next owners love it as much as I have.”



## CONSIDER THIS...

**WHAT WE LOVE:** With its character, ample living space, and unbeatable location, 15 Mitchell Avenue presents itself as an exceptional family home. Furthermore, the property's size and potential alternative uses make it an excellent investment opportunity. Don't miss your chance to secure this charming townhouse and enjoy the best of Newquay's coastal living. Contact us today to arrange a viewing and explore the endless possibilities this property has to offer.

## MOREDETAIL...

**SUMMARY:** Introducing 15 Mitchell Avenue, a delightful period townhouse nestled in the heart of Newquay's vibrant town centre. This charming property offers a prime location, just a short stroll away from the bustling high street amenities and some of Newquay's most popular beaches. Boasting three spacious storeys and five bedrooms, this home is an ideal haven for families, with its flexible layout and inviting living spaces.

Upon entering through the welcoming vestibule, you are greeted by an inviting hallway with stairs leading to the first floor and convenient storage space underneath. The front living room is bathed in natural light, thanks to its large box bay window, creating a bright and airy atmosphere. Adjacent to the living room, a second reception room provides versatility and serves as an ideal formal dining area. These two rooms can easily be combined into a single open-plan space, offering endless possibilities for customisation.

The well-positioned kitchen at the rear of the house features a full range of fitted units and offers back door access. Notably, an extended ground floor ensuite bedroom adjoins the kitchen, providing additional flexibility and convenience for residents. This versatile space could be used as a guest suite, home office, or even a playroom. Ascending to the first floor, you will find three generously sized bedrooms, including two king-size bedrooms and one double bedroom. Completing this level, a family bathroom and a separate WC cater to the needs of the entire household. The pinnacle of this home lies on the second floor, where the final bedroom awaits. This ensuite bedroom, secluded on its own, offers a high vantage point with breathtaking views of the bay and St. Michael's Church.

Throughout the property, UPVC double glazing and gas-fired central heating ensure comfort and energy efficiency. To the rear, small west-facing courtyard gardens provide a charming space for alfresco dining and enjoyable evening barbecues. However, if the family desires more outdoor adventure, the nearby beach beckons with its sandy shores.

Beyond the courtyard, the property offers the luxury of off-street parking for two vehicles, a highly sought-after feature in this central location.



## THELOCATION...

**LOCATION:** Newquay town centre as a place to live, rent or holiday is red hot in 2023, never more popular. With high street amenities and Newquay Bay nearby, you can choose a different beach for each day of the week, all of which are within a short walk from this property. The most revered beach of all is the world famous Fistral beach. Homes in walking distance to Fistral beach like those on Mitchell Avenue are highly sought after and rarely sold.

The coastline in Newquay has always been stunning and the town itself has reinvented itself over the last decade, making Newquay one of the locations of choice in Cornwall. The vibrant town centre now has a good range of food, drink, and retail outlets of all types from trendy bars, fine dining restaurants, and balanced mix of independent and national shops.

Mitchell Avenue is one of the closest centrally located streets to the town centre, a quiet, small side street consisting of beautiful period townhouses that make great homes and highly lucrative investments.

**WHAT3WORDS:** manicured.repeats.alone



# THE FLOORPLAN...

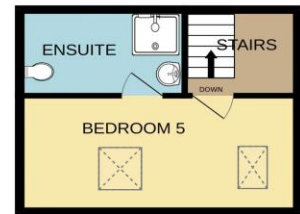
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## THE DIMENSIONS...

### Entrance Hall

20' 9" x 5' 10" (6.32m x 1.78m)

### Living Room

15' 7" x 13' 1" (4.75m x 3.98m)

### Dining Room

10' 10" x 9' 8" (3.30m x 2.94m)

### Kitchen

11' 4" x 11' 10" (3.45m x 3.60m)

### Bedroom 1

12' 8" x 10' 6" (3.86m x 3.20m)

### En-suite

6' 2" x 5' 8" (1.88m x 1.73m)

### First Floor

18' 9" x 5' 9" (5.71m x 1.75m)

### Bedroom 2

15' 7" x 10' 10" (4.75m x 3.30m)

### Bedroom 3

11' 1" x 10' 9" (3.38m x 3.27m)

### Bedroom 4

12' 3" x 8' 2" (3.73m x 2.49m)

### WC

4' 5" x 2' 9" (1.35m x 0.84m)

### Bathroom

8' 1" x 6' 8" (2.46m x 2.03m)

### Second Floor

### Bedroom 5

16' 11" x 9' 7" (5.15m x 2.92m)

### En-suite

10' 5" x 8' 4" (3.17m x 2.54m)

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://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.