Quintrell Road

Newquay

TR7 3DY

£160,000

- NO ONWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- RENOVATION AND MODERNISATION REQUIRED
- CONNECTED TO ALL MAINS SERVICES
- END TERRACE
- COUNCIL TAX BAND B
- EXPANSIVE FRONT AND REAR GARDENS
- GOOD LINKS TO THE A30
- SCAN QR CODE MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - B

Floor Area - 925.69 sq ft

3

1

2

E51

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this well-proportioned three-bedroom end-terrace property, ideally situated within the ever-popular village of Quintrell Downs. Offering spacious accommodation, generous outdoor space, and off-road parking, this home would make an excellent purchase for first-time buyers, families, or investors alike.

Upon entering the property, you are welcomed by a bright and airy entrance hallway which provides access to the main living areas. The lounge is a comfortable and inviting space, ideal for relaxation and entertaining, while the kitchen/diner offers ample room for both cooking and dining.

To the first floor, the property boasts three good-sized bedrooms, all benefiting from plenty of natural light and useful storage options, providing flexible accommodation to suit a variety of needs such as family living, guest rooms, or home office space.

Externally, the property enjoys a generous laid to lawn garden, providing an attractive approach. To the rear, there is a practical hard-standing courtyard, ideal for low-maintenance outdoor use. The property further benefits from a substantial outbuilding with electricity, offering excellent potential for storage. In addition, there is a separate, detached rear garden, providing a versatile outdoor area with scope for relaxation, entertaining, or further landscaping.
Additionally, there is the benefit of off-road parking.

The property is connected to all mains services, falls within Council Tax Band B, and is offered for sale with no onward chain and vacant possession.

Early viewings are highly recommended to fully appreciate the space, location, and potential this property has to offer.

LOCATION

Quintrell Downs is a highly sought-after village on the outskirts of Newquay, offering an ideal balance of countryside surroundings and coastal convenience. Set in the heart of Cornwall, the village enjoys excellent connectivity while retaining a friendly community atmosphere. Ideally positioned with easy access to the A30 Newquay is close by, providing a wide range of amenities including shopping, dining, schools, leisure facilities and its renowned beaches.
The village itself offers everyday conveniences such as a local shop, primary school, and regular transport links. Surrounded by open countryside and just a short drive from the north Cornish coastline, Quintrell Downs is well suited to those seeking a relaxed village setting without compromising on accessibility.

THE ACCOMMODATION COMPRISES

(Please see floorplan for measurements)

ENTRANCE HALLWAY

UPVC double glazed door. Smoke sensor. Panel heater. Exposed flooring.

LIVING ROOM

Double glazed window to the rear aspect. Panel heater. Plug sockets. TV point. Exposed flooring.

KITCHEN/DINER

Duel aspect double glazed windows. A range of wall and base fitted units and a stainless steel sink with drainer. Space for freestanding oven/grill, fridge/freeze. Tiling around stain sensitive areas. Panel heater. Ample plug sockets. Exposed wooden floorboards.

FIRST FLOOR

Landing - Smoke sensor. Loft access. Multiple storage cupboards. Power sockets. Skirting. Doors leading to

BEDROOM ONE

Double glazed window to the rear aspect. Panel heater. Ample sockets. Skiting. Exposed wooden floorboards.

BEDROOM TWO

Double glazed window to the rear aspect. Panel heater. Ample sockets. Skiting. Exposed wooden floorboards.

BEDROOM THREE

Double glazed window to the rear aspect. Panel heater. Ample sockets. Skiting. Exposed wooden floorboards.

BATHROOM

Double glazed frosted window to the front aspect. Extractor fan. Splashback tiling throughout. Shower. Wash basin. W/C. Vinyl flooring.

OUTSIDE

To the front, the property enjoys a generous laid to lawn garden, providing an attractive approach. To the rear, there is a practical hard-standing courtyard, ideal for low-maintenance outdoor use, and featuring a convenient outside tap. The property further benefits from a substantial outbuilding with electricity, offering excellent potential for storage. In addition, there is a separate, detached rear garden, providing a versatile outdoor area with scope for relaxation, entertaining, or further landscaping.

PARKING

There is off road parking available for one vehicle. On-street parking available close by.

SERVICES

This property is connected to mains electricity, water and drainage. It also falls within Council Tax Band B

AGENTS NOTES

Annual Service Charge of £266.40 *The service charge is subject to annual review.
*Subject to consultation from April 2026 a homeownership management fee of £66 per year will apply to this property.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: B
Tenure: Freehold
Property type: House
Property construction: Standard construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None is installed.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

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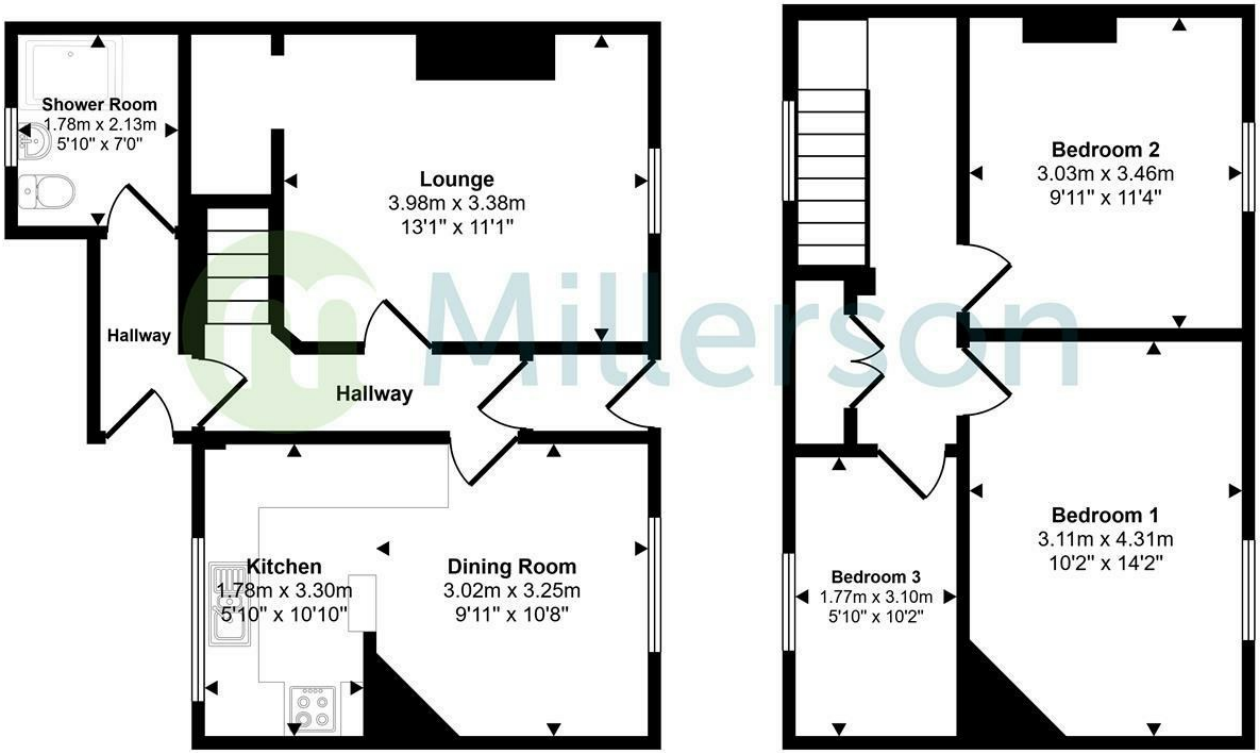
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

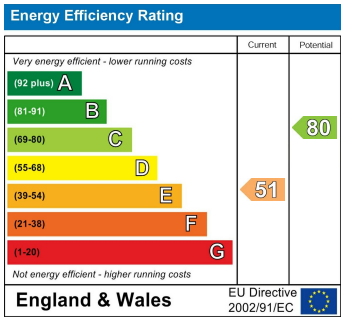
Approx Gross Internal Area
86 sq m / 925 sq ft



Ground Floor
Approx 46 sq m / 493 sq ft

First Floor
Approx 40 sq m / 432 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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