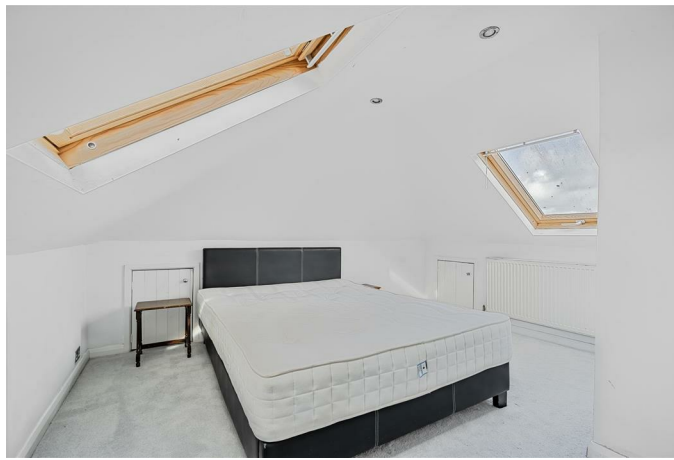




HUNTERS[®]
HERE TO GET *you* THERE

Park Road, Newlyn | Guide Price £245,000
Call us today on 01736 800919



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

***** OPEN HOUSE EVENT: WEDNESDAY 9TH JULY 2025, 12-1PM *****

At Hunters Estate Agents, we know there are certain phrases that buyers just simply love to hear, such as 'no onward chain', 'sea views', 'low maintenance garden', and 'spacious accommodation'. And you know what? Every single one of those phrases, applies to this fantastic three-bedroom property.

The Property

Located on the popular Park Road In Newlyn, this end-of-terrace home is just a ten minute or so walk from the town centre, and within a five-minute walk of the picturesque harbour. The current owners have updated the property throughout, creating a home that is well-presented and offering a good degree of versatility.

To the front, a small garden offers enough space for a couple of chairs and a table—perfect for sitting outside and soaking in the sea views. Stepping inside, a welcoming entrance hall provides access to the kitchen/diner and a spacious ground-floor bedroom. The bedroom features a charming bay window that beautifully frames the sea views, though some may prefer to use this space as an additional reception room.

The kitchen/diner has been thoughtfully updated by our sellers to maximize space, with doors leading to a ground-floor shower room and the rear garden.

On the first floor, you'll find a generously sized bedroom, a shower room, and an open-plan living area with a second kitchen. At the top of the house, the attic room—currently used as a bedroom—boasts incredible sea views from its elevated position. Simply open the Velux window to take in the stunning coastal scenery.

The Garden

To the rear, you'll find a fully enclosed garden—sure to be a selling feature for those with children or pets. There's also a convenient storeroom, offering valuable extra storage space.

The Location

Newlyn is a highly desirable coastal town, with stunning scenery and fresh seafood straight off the boats at the legendary fish market. There's a thriving art and culture scene in Newlyn, with numerous galleries and festivals throughout the year. The town also hosts a range of local events, including the famous Newlyn Fish Festival and Newlyn Arts Festival. Outdoor enthusiasts will love the opportunities for hiking, cycling, and other activities, thanks to the beautiful countryside surrounding Newlyn. And for those looking to explore further afield, the town is conveniently located near other popular destinations in Cornwall, such as St. Ives, Penzance, and Land's End. Overall, Newlyn offers a unique blend of coastal living, local produce, art and culture, and outdoor activities. It's a fantastic place to call home.

About Hunters West Cornwall

Hunters West Cornwall is a locally owned, independently run franchise, proudly part of Hunters, one of the UK's favourite nationwide agents. We combine professionalism and efficiency with a fresh and fun approach. Our bespoke marketing strategies leverage cutting-edge technology, professional photography, and social media influence to maximise exposure. As proud Cornish locals, we actively support community projects and sports initiatives, reinvesting in the area we call home. Backed by Hunters' national network, we offer the perfect blend of local expertise and far-reaching marketing power. We feel fortunate to be regularly entrusted to market some of Cornwall's very finest homes. If you are looking to sell or let a property in the local area,

please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)

Useful Information

Services: Mains electricity, water, drainage, and gas
Energy Performance Certificate: Current rating 60 D, valid until 25 March 2034 (potential 84 B)

Construction: Believed to be block, under pitched roof.

Attachment: End of terrace

Local Authority: Cornwall Council

Council tax band: B (with effect from 16 November 2018)

According to Ofcom Mobile Checker: EE, 02, and Vodafone likely have limited voice and data service indoors at this address. Whilst outdoors, EE, Three, 02, and Vodafone likely have voice and data coverage.

According to Ofcom Broadband Checker: Superfast broadband with download speeds upto 1000 Mbps might be available for this address.

Parking: No designated parking. First come, first serve on street parking.

According to Cornwall Council Interactive Maps, the property is not within a conservation area.





Park Road, TR18

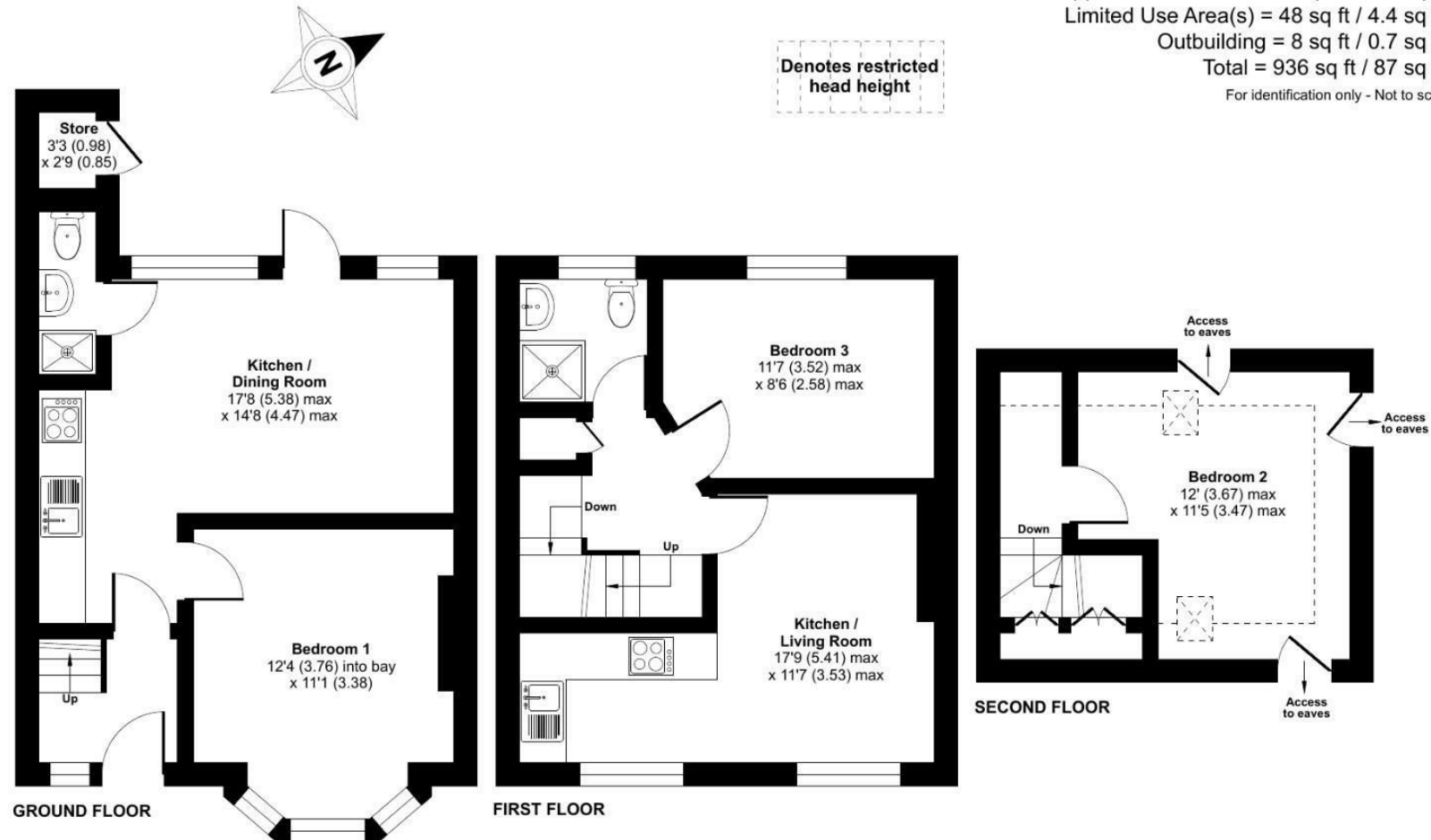
Approximate Area = 880 sq ft / 81.7 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Outbuilding = 8 sq ft / 0.7 sq m

Total = 936 sq ft / 87 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters. REF: 1253890

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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