

LODGE & THOMAS

ESTABLISHED 1892

108 Tower Road,
Newquay, Cornwall TR7 1NA



For Sale by Public Online Auction
Closing Date: Friday 30th January 2026 at 12 noon

Spacious period townhouse in a sought after central location – walking distance to all of the amenities and to the beach. In need of complete renovation and improvement but nevertheless offering a fabulous opportunity. No chain.

Short Walk to Fistral Beach | Town Centre Location | Four Bedrooms, Three Receptions
For Complete Renovation | Potential for Parking at Rear (subject to consent)

Guide Price: £170,000 Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
info@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Location

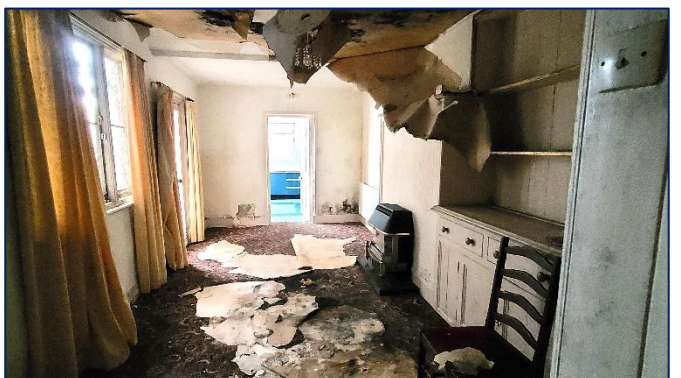
Tower Road is situated in the older part of Newquay and is centrally located for easy access to Fistral Beach, Newquay Golf Course, the harbour and the extensive range of amenities and eateries. There is a bus and rail service to outlying areas and Newquay Airport is within approximately 7 miles.

The Property

108 Tower Road is a period terraced property benefitting from many original features including sash windows, deep skirtings, picture rails, four-panel internal doors, an impressive staircase and tessellated tiled floor to the entrance vestibule. Unfortunately the property is suffering from water ingress which is causing internal damage and so it is now in need of complete renovation throughout, but it does nevertheless offer an opportunity to create a wonderful family home or alternatively to create an investment property with potential for a lucrative income (subject to consent).

The accommodation comprises entrance vestibule and hall, sitting room with bay window, dining room, large breakfast room, kitchen, rear porch and store to the ground floor whilst to the first floor are four bedrooms, a family bathroom and a separate w.c. It is thought there is potential for conversion of the loft space into further accommodation is required (subject to consent).

To the front and rear are small, low maintenance gardens. The rear has now become overgrown. There is potential to create parking at the rear (subject to planning consent).



RICS



onTheMarket.com



rightmove.co.uk
The UK's number one property website

Zoopla
Smarter property search



PrimeLocation.com

EPC E
Council Tax Band C

Services: Mains water, electricity, gas and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing:

STRICTLY RESTRICTED TO: Saturday 10th January 09:30-10:30am, Thursday 15th January 2-3pm, Friday 23rd January 10-11am and Tuesday 27th January 12noon-1pm.

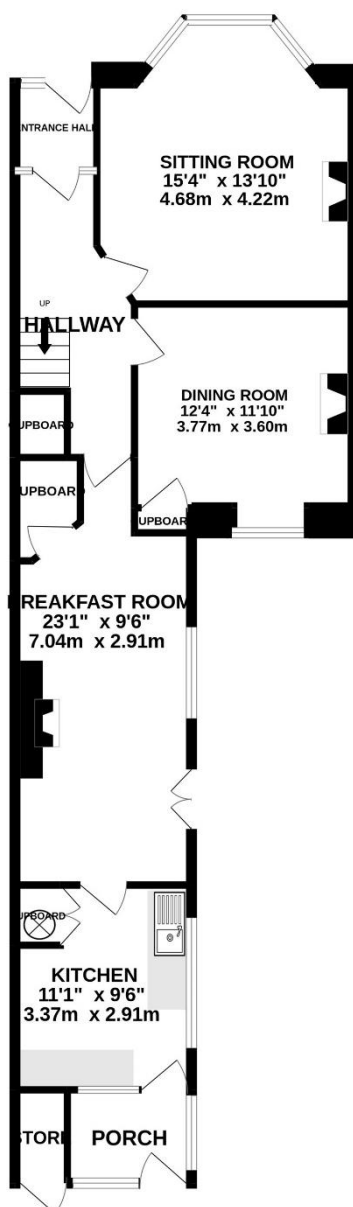
Viewings by appointment with the sole selling agent Lodge & Thomas only and no other access dates and times will be permitted. Tel: 01872 272722 email: sales@lodgeandthomas.co.uk

Agents Note: Interested parties should be aware that, owing to water damage, entry to the property for viewing purposes is at one's own risk and that access to the rear of the first floor is strictly prohibited because the floor is likely unstable.

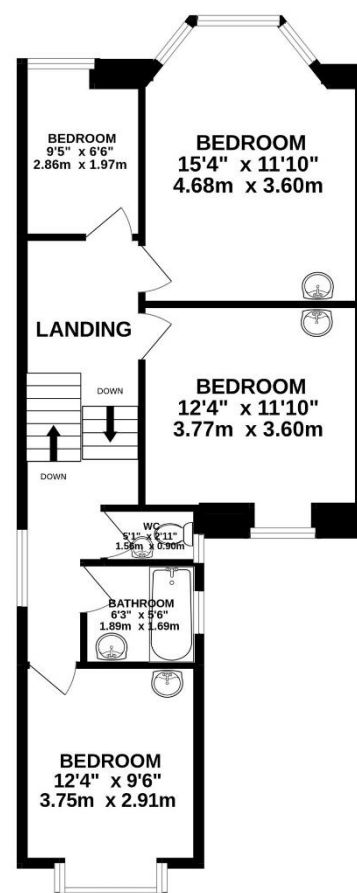
Directions: Proceeding into Newquay along the A392 and Gannel Road, proceed straight ahead at the roundabout at the top of the hill. Follow Higher Tower Road into Tower Road and 108 will be found on the right hand side approximately 200m after the roundabout, identified by a Lodge & Thomas for sale board.

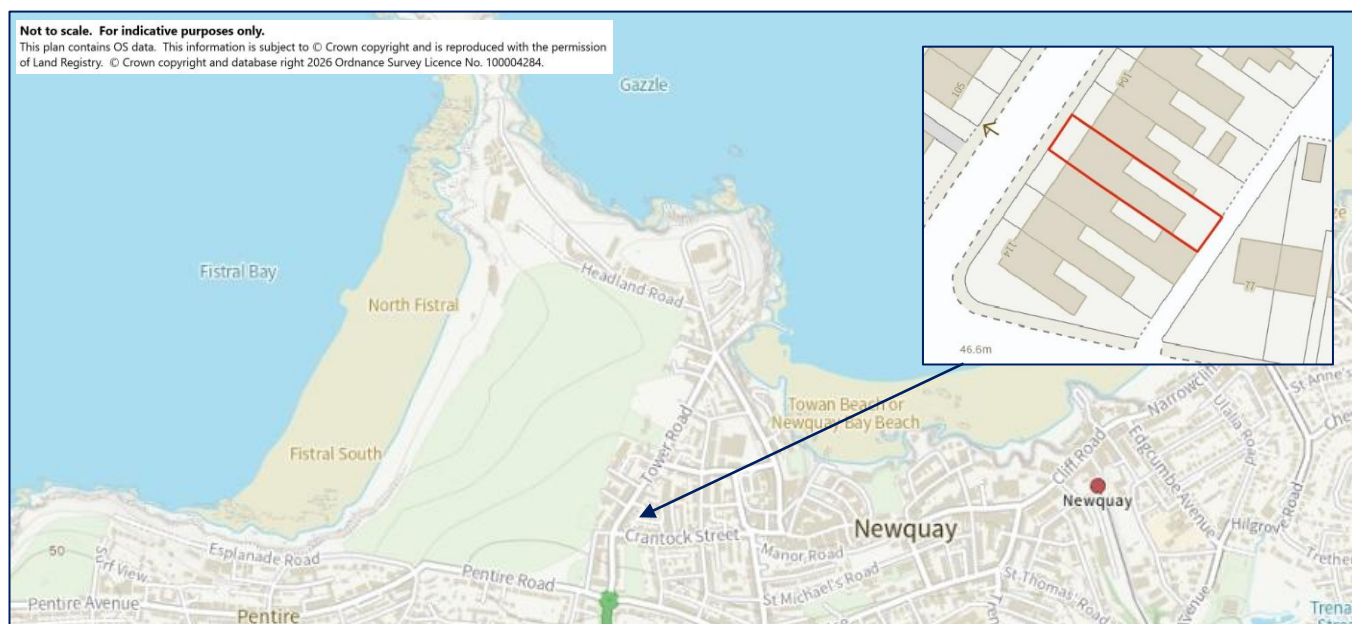
What3words:///houseboat.land.quicksand

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.





GENERAL CONDITIONS OF SALE

Our online Auction partners are Bamboo Auctions – www.bambooauctions.com

SPECIAL CONDITION OF SALE The buyer will be required to reimburse the sellers the cost of the Searches.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The Vendor reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE This will be available to download from our auction partners' website free of charge to those who have registered. It is the Purchaser's responsibility to make all necessary enquiries prior to the auction and we strongly recommend purchasers instruct a solicitor to assist. It will be the purchasers' responsibility to reimburse the vendors costs for the provision of the Legal Pack on sale.

COMPLETION DATE Normally up to 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES The successful Purchaser will be required to pay £5,000 on registration to bid. From this a Buyer's fee of £3,600 inclusive of VAT is retained by Lodge & Thomas/Bamboo Auctions as a contribution toward the online platform costs, and £1,400 forms part of the 10% contract deposit. The purchaser will be required to pay the balance of the 10% contract deposit monies within 24 hours of the auction via their solicitor to the Vendors solicitor.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE Guide price(s) is an indication of the Seller's expectations. Reserve price(s) is a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

Vendors Solicitors: Ralph & Co Solicitors LLP, 20 Cliff Road, Newquay, TR7 1SG

FAO: Douglas Sidebottom Tel: 01637 872218