



Plot 18, T157, Newquay, TR7 2HS

david ball
Agencies

Plot 18 - An exciting opportunity to purchase a brand new, two-bedroom coach house located in the up and coming Trevemper area of Newquay. The property boasts allocated parking, a garage, and within a short walk to the famous Gannel Estuary, where a range of leisurely water sport activities can be enjoyed. The property comprises a spacious open plan living area, principal bedroom with en-suite, second bedroom and family bathroom. With the environment in mind, this property uses an award-winning ICF construction method to increase its energy efficiency and is fuelled by an eco-friendly air source heat pump. This is the ideal property as a starter family home, or first time buyer looking for their first step on the property ladder. Enquire to day to book your viewing.

£265,000 Freehold

Key Features

- Brand New Coach House
- Contemporary Kitchens with Integrated Appliances
- Air Source Heat Pump
- Chain Free
- Underfloor Heating Throughout
- Available End of 2025
- ICF Construction
- Exciting First Time Buyer Opportunity
- Garage and Parking

The Development

A collection of 2-4 bedroom high-spec homes located in the sought after area of Trevemper. These homes are constructed using ICF; used to increase energy efficiency in brand new homes by using insulated concrete formwork (ICF). There are many other benefits of ICF construction including increased sound proofing; Increased thermal performance reducing your running costs; Structural integrity, even over traditional block work, reducing your ongoing maintenance costs; Green credentials include an air source heat pump.





Location

Nestled in the picturesque Trevemper area of Newquay, this property offers a perfect blend of coastal charm and countryside tranquility. Its location being just moments away from the famous Gannel Estuary and the vibrant heart of Newquay, boasting easy access to stunning beaches, scenic walking trails, and a variety of local amenities, including shops, cafes, and schools. With its ideal setting, this property is perfect for those seeking a peaceful lifestyle while remaining close to the dynamic coastal activities Newquay is renowned for.

Specification

Internal Finish

- White Finished Walls With Matching Skirting
- Modern Oak Internal Doors
- Mix Of LED Spotlights and Feature Pendants
- Flooring Package Available (at additional cost)

Contemporary Kitchens

- Choice of Contemporary Handleless Kitchens - a mix of white and grey's*
- Neff Integrated Appliances (Dishwasher & Washing Machine)
- Integrated Neff Electric Oven
- Electric Hob
- Integrated Fridge Freezer
- Feature Breakfast Bar With Pendant lighting Over
- LED Feature Spotlights

Bathroom/En-Suite

- Tiled Walls
- Downstairs W/C
- Modern White Sanitary-ware
- Contemporary Baths and Showers with Chrome Fixtures and Fittings
- LED Spotlights & Extractor Fan
- Chrome Heated Towel Rail

Heating and Electrics

- Underfloor Heating Throughout
- Air Source Heat Pump
- TV & Data Points In Living Space and Bedrooms
- Smoke Alarms Throughout

Externally

- Single Allocated Parking Spaces
- Single Garage

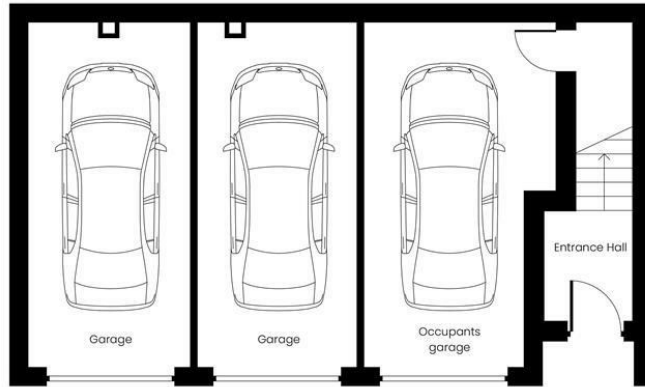
Estate Fee

£248.63 per annum

Agents Note

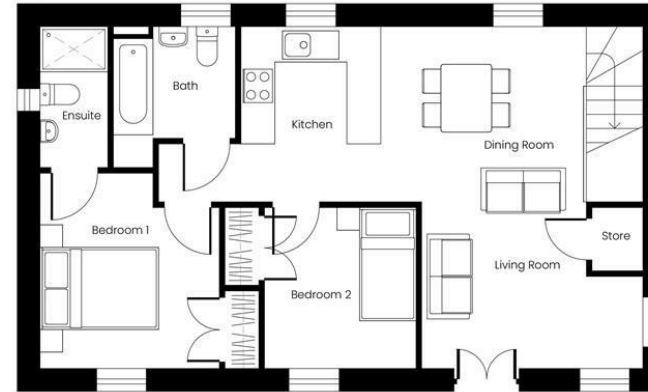
* - Subject to build schedule and product availability
CGIs/Specs/Measurements/Plans are approximate and subject to change without notice.
All furniture and flooring in the images are CGI's, and are not included in the sale.

Coach House



GROUND FLOOR

Hall	2.00m x 1.60m (6' 5" x 5' 2")
Garage	6.10m x 2.80m (20' 0" x 9' 4")



FIRST FLOOR

Kitchen/Dining	3.10m x 6.10m (10' 2" x 20' 1")
Living room	3.00m x 3.10m (9' 8" x 10' 3")
Bedroom 1	3.50m x 3.20m (11' 4" x 10' 5")
Bedroom 2	2.80m x 2.70m (9' 4" x 8' 10")
Bathroom	2.00m x 2.20m (6' 6" x 7' 1")
Ensuite	2.50m x 1.20m (8' 2" x 3' 11")

GIA 64.5 m² (695 sq ft)

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