Plot 91, T157, Newquay, TR7 2HS

david ball
Agencies

Plot 91 - Welcoming to the market is this prominent, three bedroom detached family home, boasting a south facing garden; fuelled by an eco-friendly air source heat pump and completed with parking for up to two cars. Located within a short walk to the boating lake and the famous Gannel Estuary, where a range of leisurely water sport activities can be enjoyed, and great access links in and out of Newquay. With the environment in mind, this property uses a new award winning ICF construction method to increase its energy efficiency and accompanied by an eco-friendly air source heat pump. This is the ideal property as a family home, or first time buyer looking for their first step on the property ladder. Enquire to day to book your viewing.

£369,950 Freehold

Key Features

- Brand New Detached Three Bedroom Home
- Eco-Friendly Air Source Heat Pump
- Driveway Parking
- Choice of Contemporary Kitchen Cabinets and Worktops*
- Walking Distance to Local Amenities
- Enclosed South Facing Garden
- Award Winning ICF Construction
- Available Summer 2025

The Development

A large collection of 2-4 bedroom high-spec homes located in the sought after area of Trevemper. These homes are constructed using ICF, a new method used to increase energy efficiency in brand new homes by using insulated concrete formwork (ICF) by the multi-award winning R-Wall construction. 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.

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 Handless Kitchens - a mix of white and grey's
- Neff Built in Appliances (Dishwasher & Washing Machine)
- Built-in Neff Electric Oven
- Electric Hob
- Integrated Fridge Freezer
- LED Feature Spotlights

Bathroom/En-Suite

- Tiled Walls
- Downstairs W/C
- Modern White Sanitary-ware
- Contemporary White Bath
- Walk-in Shower Unit
- LED Spotlights & Extractor Fan
- Chrome Heated Towel Rail

Heating and Electrics

- Radiators To All Rooms
- Air Source Heat Pump
- TV & Data Points In Living Space and Bedrooms
- Smoke Alarms Throughout

Garden and Parking

- Landscaped Enclosed Rear Garden
- Driveway Parking for two cars

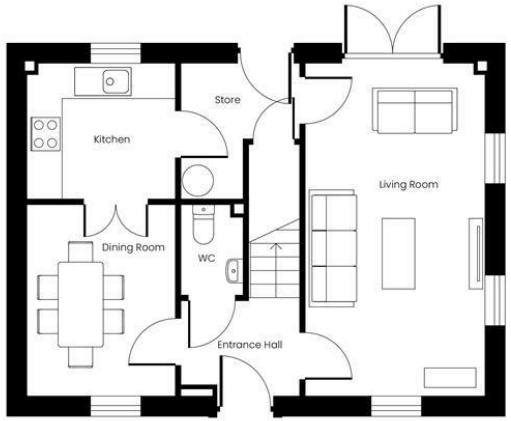
Estate Fee

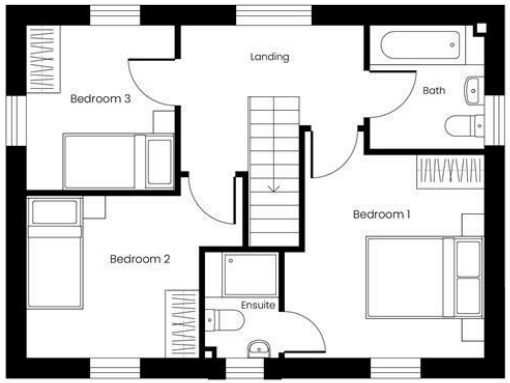
£248.63 per annum

Agents Note

* - Subject to build schedule and product availability
CGIs/Specs/Measurements/Plans are approximate and subject to change without notice.

Plot 91





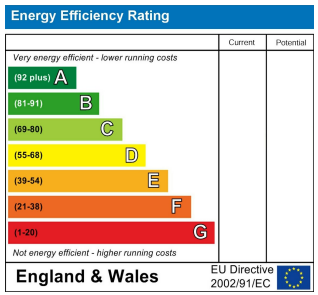
GROUND FLOOR

Kitchen	2.40m x 2.60m (7' 11" x 8' 8")
Dining room	3.40m x 2.60m (11' 1" x 8' 8")
Living room	5.90m x 3.20m (19' 4" x 10' 5")
Hall	1.70m x 2.10m (5' 6" x 6' 11")
WC	1.60m x 1.10m (5' 3" x 3' 7")
Store	2.00m x 2.10m (6' 5" x 6' 11")

FIRST FLOOR

Bedroom 1	3.60m x 3.50m (11' 10" x 11' 8")
Ensuite	1.90m x 1.30m (6' 2" x 4' 4")
Bedroom 2	2.90m x 3.10m (9' 5" x 10' 1")
Bedroom 3	2.90m x 2.60m (9' 7" x 8' 8")
Bathroom	2.00m x 2.00m (7' 2" x 6' 8")

GIA 95.5m² (1 028 sq ft)



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