



105, Trerice Drive, Newquay, TR7 2TE

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Situated in a sought after location at the end of a Cul-De-Sac occupying a level plot. The versatile 1352 SQFT accommodation currently comprises of a open plan lounge dining room, kitchen, three bedrooms, family bathroom and WC. The bungalow also offers a covered side entrance porch and garage. Externally the bungalow offers gardens to three sides a pond and driveway park for three cars. Early early viewings highly recommended.

Guide Price £399,950 Freehold

Key Features

- Detached Bungalow
- Generous Level Corner Plot
- Sought After Location
- GAs Central Heating
- Cul - De- Sac Postion
- Garage & Driveway Parking
- Three Double Bedrooms
- Early Viewing Highly Recommended

Location

The Tretherras neighbourhood is in high demand thanks to its convenient location near the town center and beaches. Residents have access to various shortcuts winding through the area, often tracing peaceful streams that eventually join the picturesque River Gannel.

On offer is an array of recreational facilities within just 750m of the property, including the renowned Newquay Zoo, WaterWorld Leisure Centre, Heron Tennis Centre, and Concrete Waves Skatepark. Additionally, residents can enjoy the well-maintained Trenance Gardens and the popular Boating Lake, along with other amenities. In close proximity, some of Newquay's finest schools are located, including the highly sought-after and frequently oversubscribed Newquay Tretherras secondary school.

Entrance Porch

Fully double glazed with a door to the side entrance and a double glazed door providing access into the entrance hall. Polycarbonate roof

Entrance Hall

Double glazed door to the entrance porch. Radiator. Storage cupboard.





Lounge Dining Room

Dual aspect double glazed windows. Radiator. Opening into

Kitchen

Double glazed window to the front elevation. A fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over. Inset stainless one and quarter steel sink unit with mixer tap. Integrated electric oven four ring electric hob over with extractor hood over. Obscure double glazed door to the side elevation.

Side Entrance Porch

Dual aspect double glazed doors. Skylight. Obscure single glazed door to the garage.

Bedroom One

Double glazed window to the rear elevation. Radiator.

Bedroom Two

Double glazed window to the front elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bathroom

Obscure double glazed window to the front elevation. Panel bath with mixer tap with shower head. Pedestal wash hand basin. Fully tiled walls. Radiator.

Cloakroom

Obscure double glazed window to the front elevation Low level WC with cistern. Pedestal Wash hand basin. Part tiled walls.

Garage

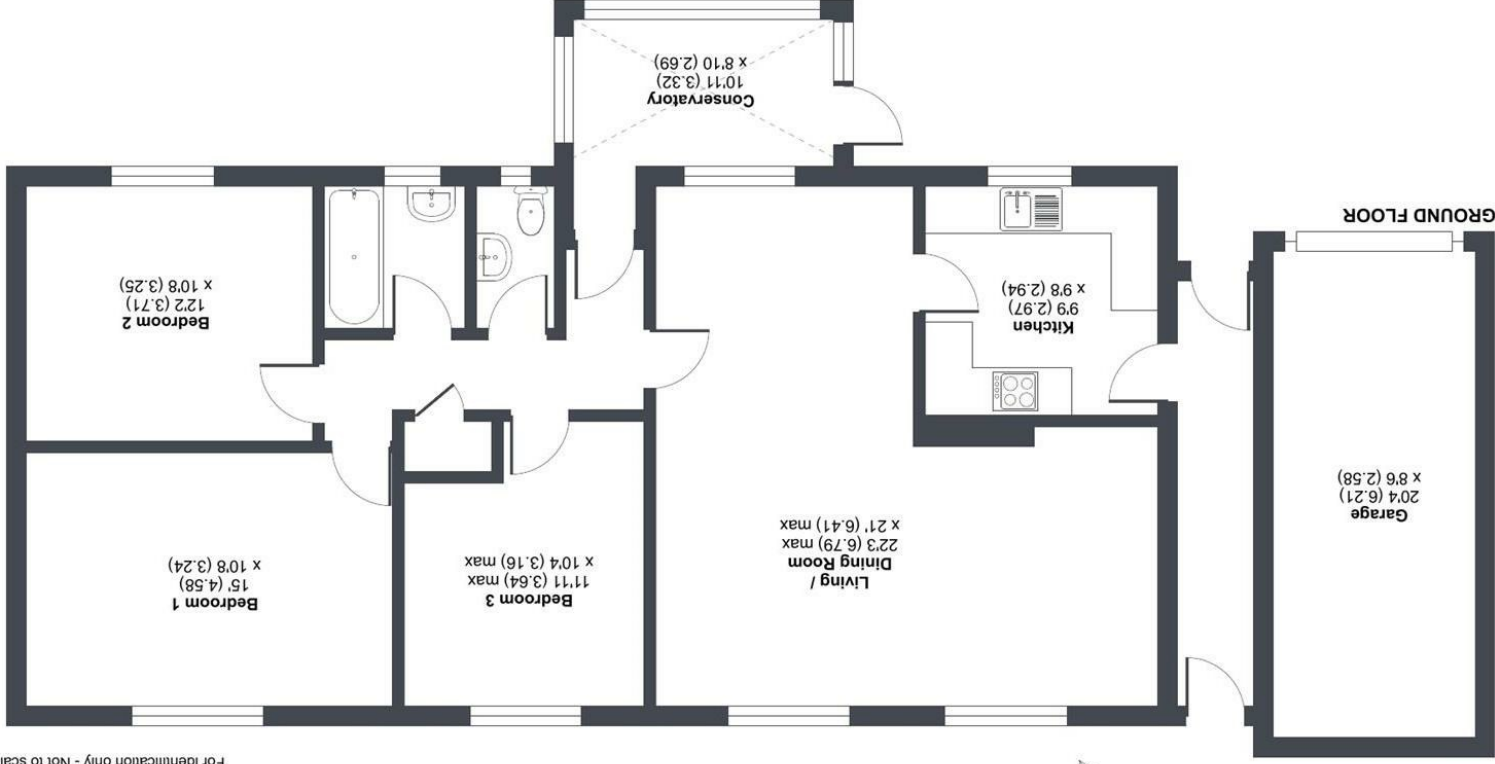
Single up and over door to the front elevation, Wooden single glazed door to the side elevation. Power connected.

Externally

Driveway providing off street parking the garden then wraps around threes sides mainly laid to lawn with a paved patio and pond with boarders of flowering plants and shrubs.

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Approximate Area = 1180 sq ft / 109.6 sq m
Garage = 172 sq ft / 15.9 sq m
Total = 1352 sq ft / 125.5 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). © nchecom 2025. Produced for David Ball Agencies. REF: 1304848

Energy Efficiency Rating		
Current	Potential	
85	70	
Very energy efficient - lower running costs		
A	(82 plus)	Not energy efficient - higher running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
England & Wales		
EU Directive 2002/91/EC		
		

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