

23, Button Drive, Newquay, TR7 3FB

david ball
Agencies

CHAIN FREE. An opportunity to purchase a superbly presented semi-detached three bedroom house on the popular Trevenson Meadows Estate. The accommodation comprises a lounge/dining room, modern fitted kitchen and cloakroom to the ground floor, to the first floor there is the three bedrooms with principle en-suite and fitted family bathroom. Externally the property has a enclosed rear garden laid mainly to lawn with a patio area the garden also has side access from the communal parking. The property benefits from one allocated parking space. Early viewing is highly recommended.

Offers In Excess Of £275,000 Freehold

Key Features

- Chain Free
- Allocated Parking Space
- Principle Bedroom En Suite
- Well Presented Throughout
- Awaiting EPC
- Close To Secondary School
- Rear Enclosed Garden
- Gas Central Heating
- Early Viewing Highly Recommended

Location

Located on the popular Trevenson Meadows Estate this family home is ideally located close to Newquay Tretherras School whilst boasting it's own communal parks. The town of Newquay is approximately 2 miles distance from the property and offers a comprehensive range of shopping, schooling. The town also boasts a historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Entrance Hall

Obscure double glazed door to the front elevation. Radiator. Stairs rising first floor.

Cloakroom

Close coupled WC with dual flush. Pedestal wash hand basin tiled splash back. Radiator.





Kitchen

Double glazed window to the front elevation. A fitted kitchen with a range of base, wall and drawer units. with roll top worksurfaces over. inset one and a quarter stainless steel ink unit with mixer tap. Integrated electric oven with four ring gas hob over. Extractor hood over. Space for washing machine, dish washer and fridge freezer. Radiator.

Lounge Dining Room

Double glazed patio doors leading to the rear enclosed garden. Double glazed window to the rear elevation. Radiator. Storage cupboard.

Landing

Access to loft. Storage cupboard.

Bedroom One

Double glazed window to the rear elevation. Radiator.

En Suite

Shower cubical with bi folding door with electric overhead shower. Close coupled WC with dual flush. Pedestal wash hand basin. Tiled splash back. Radiator. Extractor.

Bedroom Two

Double glazed window to the front elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Family Bathroom

Panel bath. Close coupled WC with dual flush. Pedestal wash hand basin with tiled splash back. Radiator. Part tiled wall.

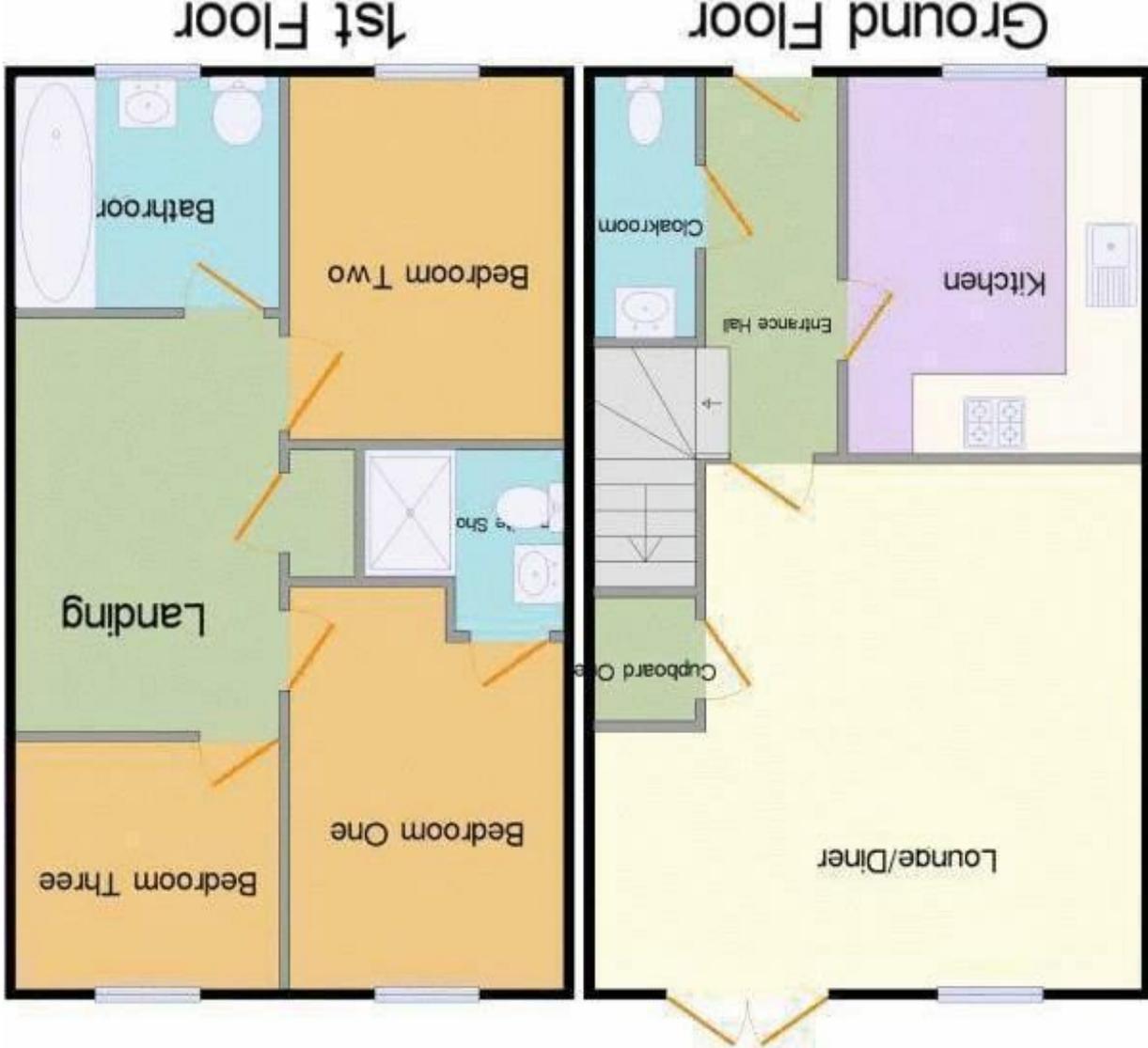
Externally

To the front is a small enclosed garden laid to slate chippings for low maintenance. To the rear the garden is enclosed by timber fencing with a paved patio and a area of lawn and stone chippings.

Agent Note

Potential buyers should be aware that this property is subject to a annual estate fee set currently at £174.00 per annum.





Energy Efficiency Rating	
Current	Potential
85	73
England & Wales EU Directive 2002/91/EC	
Not energy efficient - higher running costs G (1-20)	
F (21-39)	
E (40-49)	
D (50-59)	
C (60-69)	
B (70-79)	
A (80-100)	
Very energy efficient - lower running costs A (82 plus)	



Connecting People to Property Perfectly

e.sales@dab.estate
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximate.