



18B, Trethewey Way, Newquay, TR7 2AE

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Agencies

A high-spec, modern three-bedroom detached house featuring a southerly facing, generously sized garden, driveway parking, and outstanding views over the River Gannel. The property is ideally located close to local amenities and beaches. Viewing is highly recommended.

Asking Price £450,000 Freehold

Key Features

- LOG BURNER
- BUILT 2022
- CCTV FITTED TO FRONT AND REAR
- BUILT TO A HIGH SPEC
- PARKING
- OPEN PLAN LIVING
- THREE BEDROOMS
- EV CHARGER
- AIR CONDITIONING AND GAS CENTRAL HEATING
- FANTASTIC VIEWS

LOCATION

Trethewey Way is situated in a highly sought-after location above the River Gannel, enjoying beautiful rural views. The road can be found off Anthony Road, which is accessed from Chynance Drive in Newquay. The property is within easy walking distance of Newquay Town Centre, Fistral Beach and the Gannel Estuary. Newquay town centre lies approximately half a mile away and offers a wide range of shopping, schooling, as well as an excellent selection of bars and restaurants. The town also boasts a picturesque historic working fishing harbour and some of Europe's finest coastline. There are regular bus and rail services to surrounding areas, and Newquay Airport is approximately seven miles from the town.





THE PROPERTY

This contemporary, high-specification detached home offers three double bedrooms and enjoys a generously proportioned, south-facing garden, driveway parking, and breathtaking views across the River Gannel. Ideally positioned in a highly sought-after location close to local amenities and beautiful beaches, early viewing is strongly recommended.

The property is well equipped with gas central heating, two air-conditioning units (serving the main bedroom and upper floor), and a boarded loft accessed via a pull-down ladder. The home also benefits from a ten-year Build Zone warranty, with approximately seven years remaining.

The impressive first-floor kitchen, lounge, and dining area is a bright and spacious hub of the home, instantly captivating with its elevated views over the River Gannel. The stylish kitchen features a range of navy blue wall and base units, an integrated dishwasher, space for a fridge and freezer, eye-level double oven, microwave, electric hob, and a central island offering additional storage and informal dining. The living area also benefits from a wood-burning stove, adding both warmth and character.

The main bedroom boasts a luxurious en-suite shower room, fully tiled and comprising a double walk-in shower, wall-hung WC, wash basin, and heated towel rail. The family bathroom is also fully tiled and fitted with a full-sized bath with shower attachment, wall-hung WC, wash hand basin, and heated towel rail.

A welcoming entrance hallway provides access to all three ground-floor bedrooms, each being a comfortable double. Two rear bedrooms feature sliding doors opening directly onto the garden, while the front bedroom is currently used as a study. The hallway also houses a convenient utility cupboard with plumbing and space for a washing machine and tumble dryer, along with the combination boiler and CCTV unit.

EXTERIOR

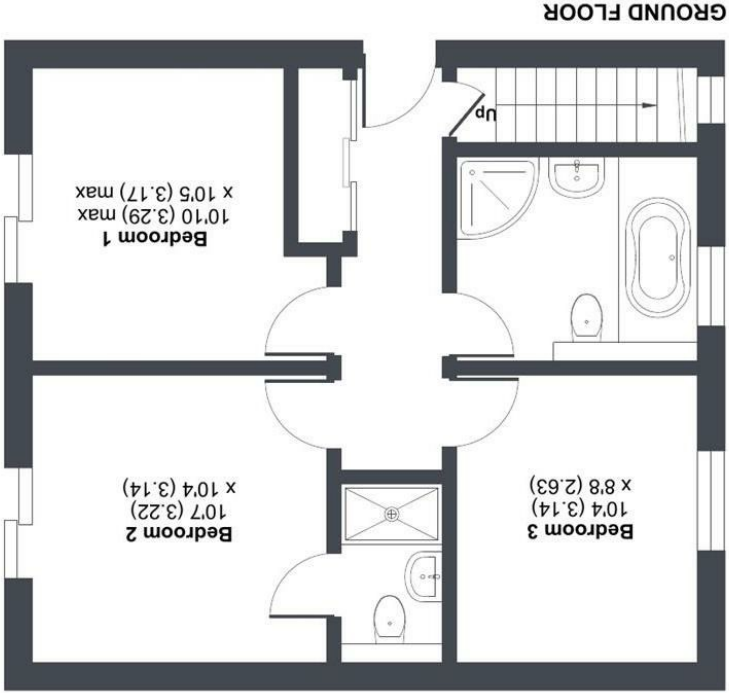
Externally, the property offers off-road parking for three vehicles at the front. To the rear, there is a neat, low-maintenance southerly facing garden with planted borders and beds, along with a large shed benefiting from power. EV charging point.

SERVICES

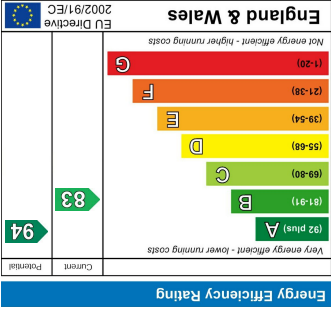
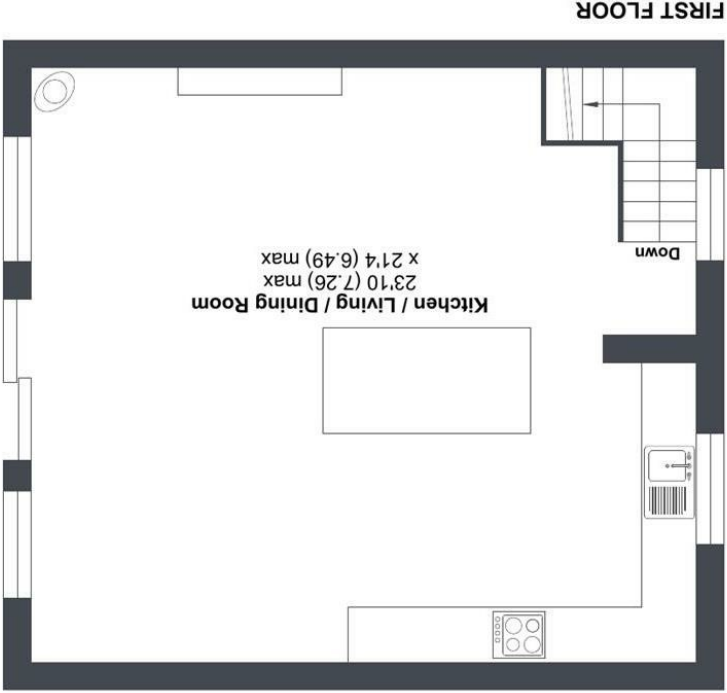
The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.

Trethewey Way, Newquay, TR7

Approximate Area = 1014 sq ft / 94.2 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). © mchecom 2025. Produced for David Ball Agencies. REF: 1388796



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