



3 Trevanson Mews, Mount Wise, Newquay, TR7 1FW

david ball
Agencies

Tucked away in the desirable area of Mount Wise, this delightful three-bedroom bungalow offers the ideal balance of comfort, privacy, and convenience. Set on a secluded plot, the property enjoys a peaceful setting while remaining just moments from Newquay's vibrant town centre and its wide range of shops, restaurants, and recreational amenities. Inside, the home features a spacious reception room and three well-proportioned bedrooms—perfect for families, couples, or those seeking a coastal retreat. Double-glazed windows ensure excellent insulation and energy efficiency throughout. Outside, the property benefits from private parking—an invaluable feature in this popular seaside town. With its close proximity to Newquay's stunning beaches and lively community atmosphere, this bungalow presents an excellent opportunity for first-time buyers, families, or investors alike. Don't miss your chance to enjoy the relaxed lifestyle this charming home has to offer. Let me know if you'd like a shortened version for online listings or bullet points for a brochure layout.

£399,950 Freehold

Key Features

- CHAIN FREE
- ENCLOSED GARDEN TO THREE SIDES
- CLOSE TO NEWQUAY TOWN CENTRE
- HIGH GLOSS FITTED KITCHEN
- CUL DE SAC POSTION
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- EARLY VIEWING IS HIGHLY RECOMMENED

AGENTS NOTE

Supplied services and appliances have not been tested by the agent, prospective purchasers are advised to make their own enquiries.

LOCATION

Tucked away in a cul de sac off Mount Wise, this secluded spot is within a short walking distance to Newquay's finest beaches, coves and the bustling town centre where you can find a diverse range of bars, restaurants and boutique coffee shops and the newly improved Killacourt hosting an array of local events. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town where you can fly to a whole host of destinations..

ENTRANCE HALL

16'0" x 12'3" (4.89 x 3.75)

Obscure double glazed door and window. Radiator. Storage cupboard.





LOUNGE

18'2" x 12'7" (5.56 x 3.86)

Double glazed window. Double glazed French doors leading to the enclosed gardens. Radiator.

CLOAKROOM

8'3" x 3'2" (2.53 x 0.99)

Obscure double glazed window. Close coupled WC with dual WC.

KITCHEN DINING ROOM

18'3" x 8'5" (5.57 x 2.59)

Dual aspect double glazed windows. Radiator, High gloss fitted kitchen with a range of base wall and drawer units with square edge worksurfaces over. Inset one and quarter stainless sink unit with mixer tap. Integrated electric oven and hob with extractor hood over. Integrated fridge freezer.

BEDROOM ONE

14'9" x 8'4" (4.52 x 2.56)

Double glazed window. Radiator. Fitted wardrobe.

BEDROOM TWO

11'9" x 11'5" (3.60 x 3.49)

Double glazed window. Radiator.

BEDROOM THREE

12'8" x 9'6" (3.88 x 2.91)

Double glazed window. Radiator.

BATHROOM

7'2" x 8'3" (2.20 x 2.52)

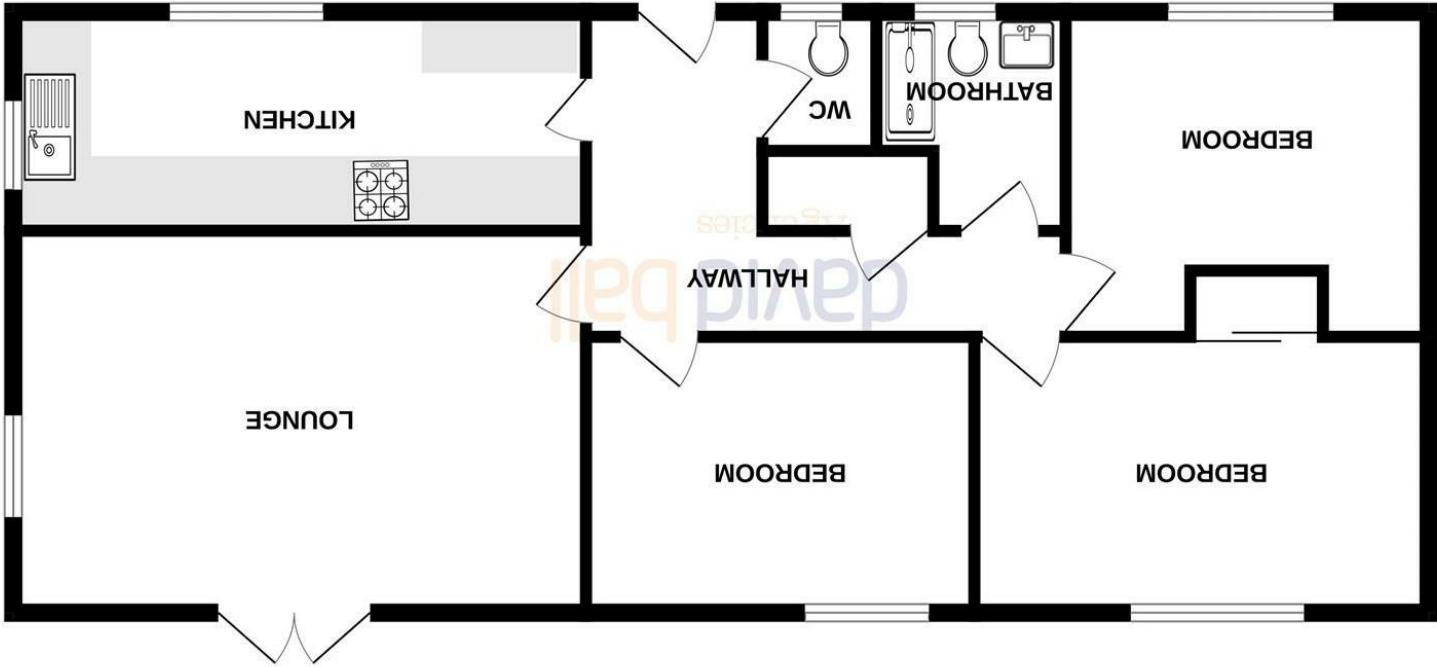
Obscure double glazed window. Panel bath with mains overhead shower. Close coupled WC with dual flush. Wash hand basin set within a vanity unit.

EXTERNAL

Private parking with a rear garden featuring a well-maintained lawn and a decked area with a fence and hedged surround.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
Current	Potential	
85	72	England & Wales EU Directive 2002/91/EC
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A (82 plus)		
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

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