



26, Trewithen Parc, Newquay, TR8 5NG

david ball  
Agencies

A well proportioned three bedroom detached bungalow set on a generous, level plot within the popular village of St Newlyn East. Offering spacious and practical accommodation throughout, along with driveway parking and a garage. Early viewings highly recommended.

**Guide Price £330,000 Freehold**

## Key Features

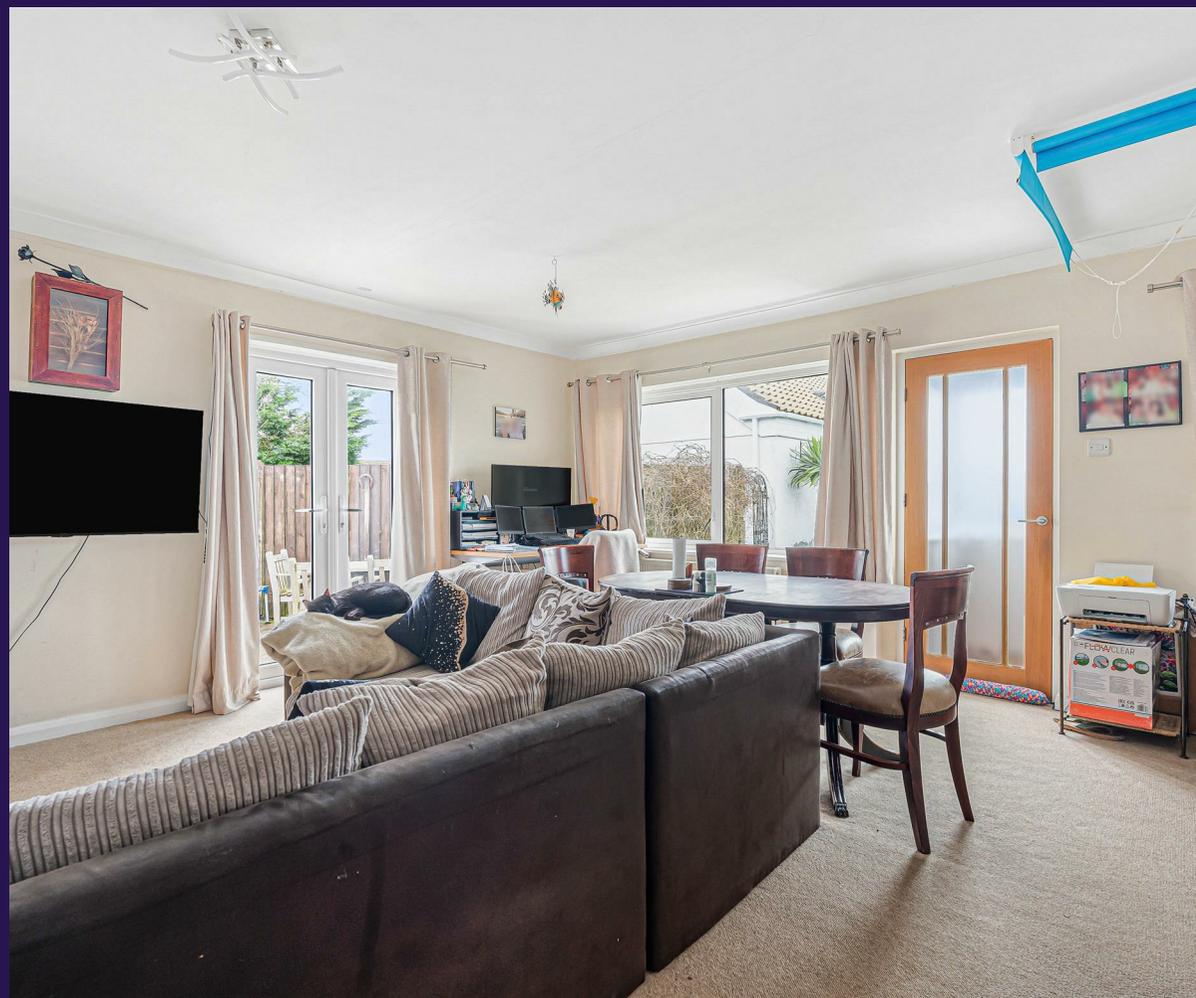
- Detached level bungalow
- Kitchen with adjoining utility area
- Attached garage with driveway parking
- Level Plot
- Spacious 17ft living/dining room
- Conservatory overlooking the garden
- Popular village location
- Early viewing highly recommended

## The Property

Positioned within the ever popular village of St Newlyn East, this detached bungalow sits on a generous and completely level plot in a quiet residential setting. It's a home that offers well balanced accommodation throughout and will appeal to buyers looking for space, simplicity and a layout that works.

You enter into a central hallway which leads through to a spacious living/dining room measuring over 17ft in length, giving plenty of room for both seating and a dining table. The kitchen sits just off this space and offers good cupboard and worktop space, with a separate utility area alongside that provides additional storage and direct access through to the garage.

The property offers three bedrooms in total. Two are good sized doubles and the third is a comfortable single room that could equally serve as a guest room or study. There is a family bathroom off the hallway, along with built-in storage cupboards. To the rear, a conservatory adds further usable space and looks out onto the garden, creating an extra room that can be enjoyed throughout much of the year.



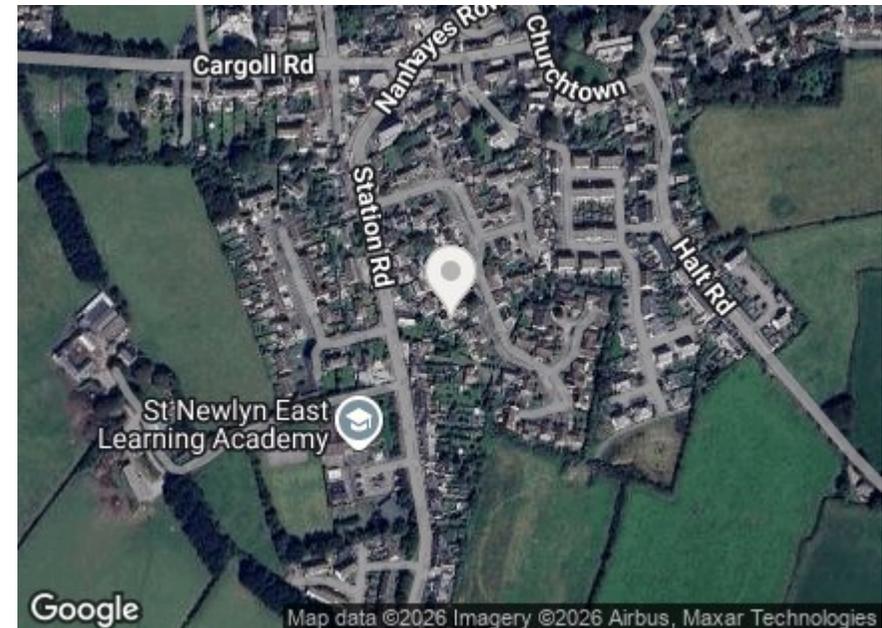


## Location

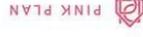
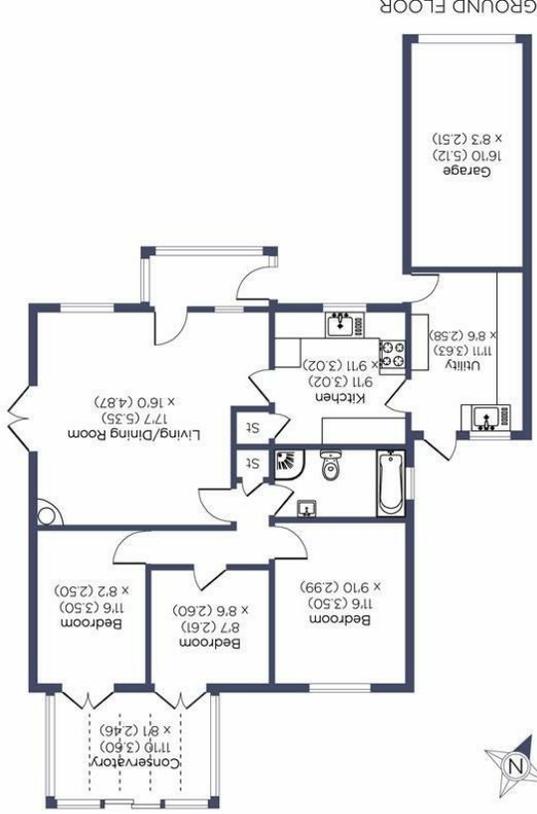
St Newlyn East is a thriving and highly regarded village offering a strong community feel along with everyday amenities including a village shop, public house, primary school and regular bus links. The property is conveniently positioned for access to Newquay and the stunning north Cornish coastline, while also being within easy reach of the A30 for commuting across the county. Surrounded by beautiful countryside walks yet close to coastal attractions, this location offers the perfect balance of village life and connectivity.

## Outside

Externally, the bungalow sits centrally within a level plot, making it ideal for those seeking easy to maintain, step free living. The gardens offer a pleasant outdoor space with plenty of potential for keen gardeners or those simply wanting a secure and manageable area to enjoy. A driveway provides off road parking and leads to the attached garage, offering further storage or workshop space



Trewthen Parc, St. Newlyn East, Newquay, TR8  
 Approximate Area = 1170 sq ft / 108.6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating	
Current	Potential
54	73
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	

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