



3, Chough Close, Newquay, TR8 4WX

david ball
Agencies

An immaculate three bedroom family home, situated at the end of a quiet cul-de-sac that opens out onto a valley of mature trees, this modern property, built approximately one year ago, offers well-balanced accommodation arranged over multiple levels, with an attached single garage and South Westerly garden. Viewing highly recommended.

Guide Price £350,000 Freehold

Key Features

- Three bedroom family home
- 1.2 KWh solar panel array and electric car charging port
- Superb cul-de-sac location
- Styled to create a light, bright and welcoming interior
- Split level living
- Single attached garage with driveway parking space
- South Westerley garden
- Popular new build estate

The Property

Entering via a contemporary composite front door, the ground floor provides a cloakroom/WC and a kitchen/dining room. The kitchen is a bright and functional space, fitted with matt white units and white marble-effect work surfaces, along with an integrated AEG four ring gas hob and electric oven. There is space for a freestanding fridge/freezer and an under-counter washing machine, with room for dining.

On the lower ground floor, a well-proportioned lounge benefits from under-stairs storage and double doors leading out to the rear garden, creating a good connection between indoor and outdoor space.

The upper ground floor comprises two bedrooms both that fit double beds and overlook the garden. On the first floor, the main bedroom is a generous size, accompanied by a modern family bathroom and an airing cupboard housing the boiler. The bathroom is fitted with grey tiling, ROCA sanitary ware including a wall-mounted wash hand basin, a Mira shower and a chrome heated towel rail.

Externally, the property includes a single garage with a pitched roof, providing useful storage and is power connected, along with driveway parking for one vehicle. The rear garden is easily accessible, from the lounge and garage, but as a corner plot, the property also benefits from side access with potential for additional storage solutions.





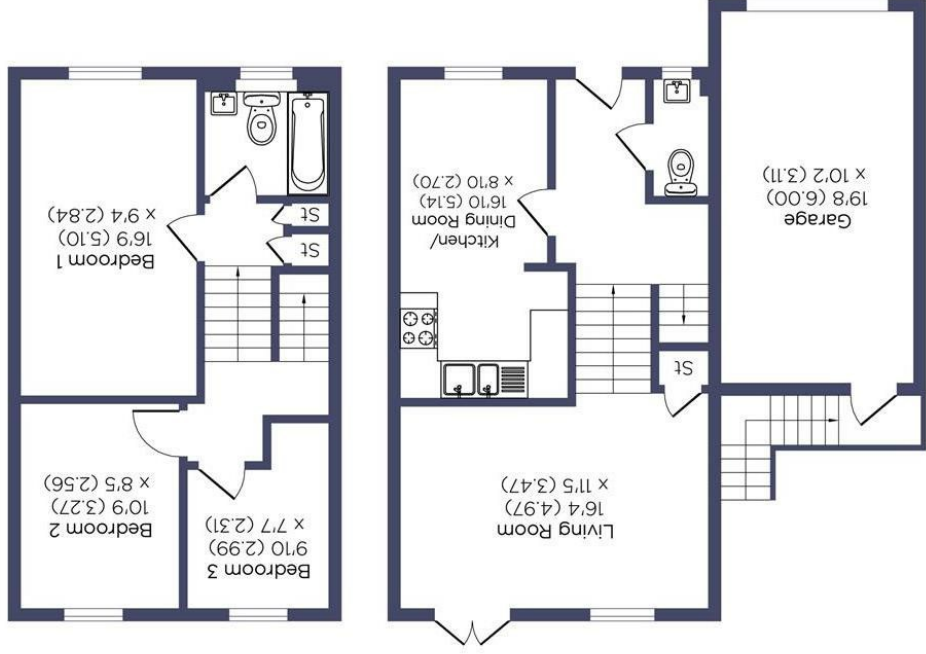
Location

The Treverper development enjoys a highly convenient position on the edge of Newquay, ideally placed for both coastal living and excellent connectivity. The town's beaches, amenities and scenic surroundings are close by, while the location also offers swift access out of Newquay and onto the A30 North or South bound, providing strong links throughout Cornwall and beyond.

Estate Fee

£145 per annum - currently not payable until Wain Homes complete handover of the site

Chough Close, Trevemper, Newquay, TR8
 Approximate Area = 913 sq ft / 84.7 sq m
 Garage Area = 201 sq ft / 18.6 sq m
 Total Area = 1114 sq ft - 103.3 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.



david ball
 Agencies

01637
 850850

www.davidballagencies.co.uk

david ball
 Agencies



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

Connecting People to Property Perfectly

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

Energy Efficiency Rating	
Current	Potential
89	89
Very energy efficient - lower running costs A (82 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	