



Plot 61, Hedhas Dowl, Newquay, TR8 4QD

**david ball**  
Agencies

Plot 61 - An exciting opportunity to purchase this beautiful end-terrace, three bedroom home, at an impressive 1121sqft. Located deep within the development, this home offers a quiet space away from the main road. Boasting an enclosed rear garden, an allocated parking space with an installed EV charger, an eco-friendly air source heat pump and fully owned solar panels complete the homes. The property comprises an open plan style of living with patio doors leading out to the garden, a downstairs WC and under-stair storage cupboard complete the ground floor. Upstairs are three bedrooms comprising a master bedroom with en-suite; and built-in wardrobes for the master bedroom and bedroom two.

**£339,950 Freehold**

## Key Features

- Open Market
- Enclosed Rear Garden
- PV Solar Panels
- EV Charger
- Principal En-Suite Bedroom
- Brand New Three Bedroom Family Home
- Allocated Parking for One Car
- Eco-Friendly Air Source Heat Pump
- Underfloor Heating to ground floor
- Completion Q3 2026

## The Development

Treveth, a Cornish developer established in 2019, is committed to creating high-quality homes and sustainable communities that address local housing needs. As a Certified B Corporation (B Corp), Treveth upholds the highest standards of social and environmental performance, accountability, and transparency, reinforcing their dedication to responsible development. Their Hedhas Dowr development in Trevemper, Newquay, features 96 thoughtfully designed homes, including one and two-bedroom flats and two to four-bedroom houses, catering to individuals, couples, and families. Offering a range of tenures, such as shared ownership, affordable rent, open market rent, and social housing, the development ensures accessibility and flexibility for a diverse range of residents. Treveth also retains the estate management and other tenures to ensure estates are continually maintained to high standards, fostering a sense of community and long-term sustainability. Designed with a focus on quality, sustainability, and harmony with the surrounding Cornish landscape, Hedhas Dowr reflects Treveth's mission to create practical, attractive homes and foster thriving communities.





## Location

This impressive estate is located just a stone's throw away from the famous Gannel Estuary, and provides convenient access to an array of shops and facilities nearby, including the popular Prow Park industrial estate, known for its boutique, street food style takeaway's and businesses. Positioned just 1.5 miles from Newquay's vibrant town centre, you'll have easy access to stunning beaches, picturesque walking trails, and a range of local amenities, including shops, cafes, and schools. Treveemper also benefits from fantastic transport links, making it easy to stay connected. Regular bus routes provide access to nearby towns and villages, while Newquay Railway Station is just a short distance away, offering connections to the wider rail network via the Atlantic Coast Line. For those travelling further afield, Newquay Airport is only 5 miles away, providing both domestic and international flight options.

## Specification

Download our brochure for the full specification

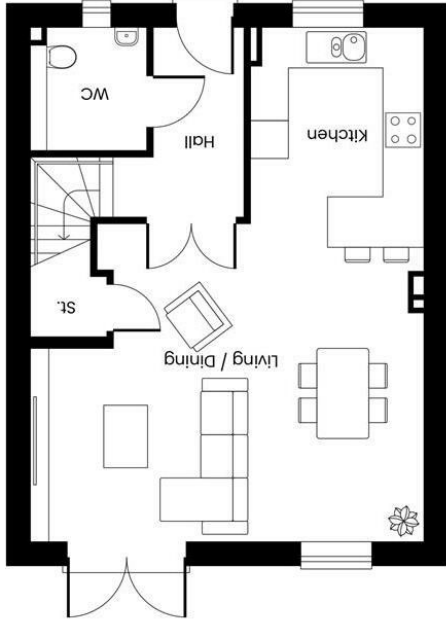
## Estate Fee

£250pa

## Agents Note

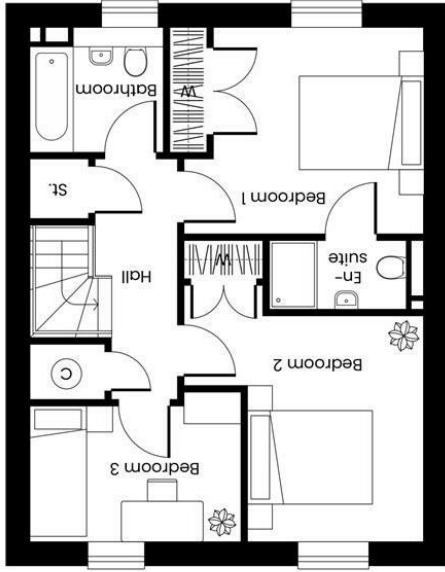
\*\*Furniture not included in the sale

# 3 BEDROOM HOUSE - HT12



**GROUND FLOOR**

Kitchen 2.78m x 3.05m (9'1" x 10'")  
 Living / Dining 6.27m x 5.13m (20'6" x 16'9")  
 WC 1.86m x 1.98m (6'1" x 6'5")



**FIRST FLOOR**

Bedroom 1 3.32m x 3.30m (10'10" x 10'9")  
 Bedroom 2 2.77m x 3.63m (9'1" x 11'0")  
 Bedroom 3 3.39m x 2.41m (11'1" x 7'10")  
 Bathroom 2.15m x 2.00m (7'0" x 6'6")  
 En-suite 2.20m x 1.10m (7'2" x 3'7")

GIA 104.2m<sup>2</sup> (1121sqft)

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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very energy efficient - lower running costs  
 (82 plus)

Not energy efficient - higher running costs  
 (1-20)

EU Directive 2002/91/EC  
 England & Wales

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