



Trivanon, Trenchcreek Road, Newquay, TR8 4NP

david ball
Agencies

This is a chance to acquire a detached dormer bungalow located at the end of a cul-de-sac. The adaptable family living space is currently arranged over two levels, featuring a lounge, a separate dining room, a kitchen, and a cloakroom on the ground floor. The first floor comprises three bedrooms, with the principal bedroom enjoying an en-suite, along with a separate family bathroom. Outside, the property provides off-street parking and a garden that surrounds three sides.

Guide Price £385,000 Freehold

Key Features

- Situated In a Quiet Cul De Sac
- Two Reception Rooms
- Enclosed Rear Garden
- Oil Fired Gas Central Heating
- Off Street Parking
- Three Bedrooms
- Fully Double Glazed
- Early Viewing Is Highly Recommended

Location

The hamlet of Trencreek is found just off Trevenson Meadows, close to the senior school of Tretherras on the outskirts of Newquay. The town of Newquay is approximately three miles away and benefits from a range of shopping, schooling and banking facilities, as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Entrance Hall

Obscure double glazed door and window to the front elevation. Stairs rising to first floor. Radiator.

Lounge

Double glazed window to the front elevation. Radiator. Gas fire. Opening into

Dining Room

Double glazed sliding patio doors to the rear elevation. Radiator. Door to





Kitchen

A high gloss fitted kitchen with a range of base wall and drawer units. Roll top work surfaces over. Inset one and quarter stainless steel sink unit with mixer tap. Integrated electric oven with a five ring gas hob. Integrated fridge freezer.

Cloakroom

Close coupled WC with dual flush. Wall mounted wash hand basin.

Landing

Bedroom One

Double glazed window to the front elevation. Radiator. Door to

En Suite

Obscure double glazed window to the side elevation. Panel bath with with mixer tap.

Bedroom Two

Double glazed window to the front elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Family Bathroom

Obscure double glazed window to the side elevation. Panel bath with with mixer tap with shower head. Close coupled WC with dual flush. Pedestal wash hand basin. Part tiled walls. Heated towel rail.

Integral Garage

Integral door leading to the property. Single up and over door, Power connected.

Externally

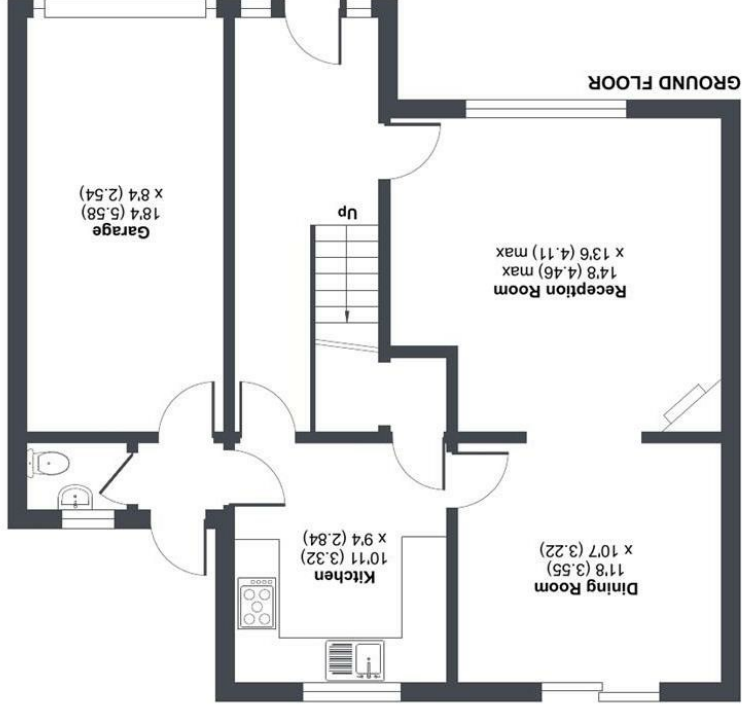
To the front of the property is a driveway, providing ample off street parking and access to the integral garage. A level lawn with an array of flowering plants and shrubs. A timber frame gate to the side, providing access to the rear enclosed garden. To the rear the garden is laid mainly to lawn with borders of flowering plants and shrubs, enclosed by timber fencing. To the side is an additional area of lawn along with two patios and access to the front garden.

Agent Note

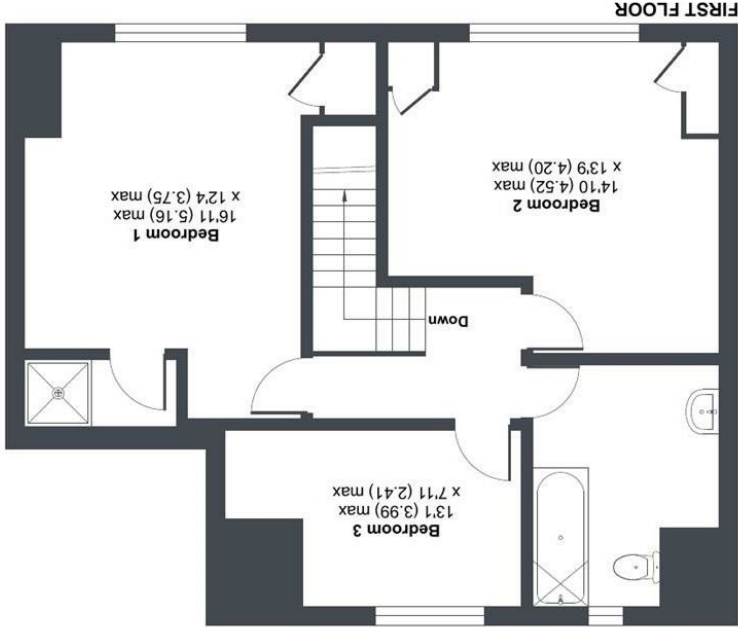
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

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Approximate Area = 1269 sq ft / 117.8 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1427 sq ft / 132.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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RICS Certified Property Measurer



Energy Efficiency Rating		
Current	Potential	
England & Wales		
EU Directive 2002/91/EC		
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		
48		
65		

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