



32, Trembath Crescent, Newquay, TR7 2DX

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Agencies

A fantastic opportunity to purchase this three bedroom end of terrace house with impressive south facing garden boasting Gannel Estuary and countryside views. Featuring a lounge, kitchen/diner and wet room shower room as well as rear external storage.

Guide Price £320,000 Freehold

Key Features

- **** CHAIN FREE ****
- End of terrace three bedroom home
- Generous corner plot
- South facing rear garden
- Additional side garden
- Views of the Gannel Estuary and countryside
- Recently re-decorated
- Awaiting EPC





The Property

As you enter through the front door, you're welcomed into a spacious hallway with stairs leading up to the first floor. On the right, there's a generously sized lounge, perfect for family gatherings. It features a gas fireplace, (the mains gas supply is currently disconnected but could be re-instated), and has a large front-facing window that fills the room with light.

At the back of the house, the kitchen and dining areas are combined in a bright, open space with two south-facing windows allowing plenty of natural light. The kitchen is equipped with a basic selection of cupboards and room for essential appliances. It also offers direct access to the rear garden and the external storage.

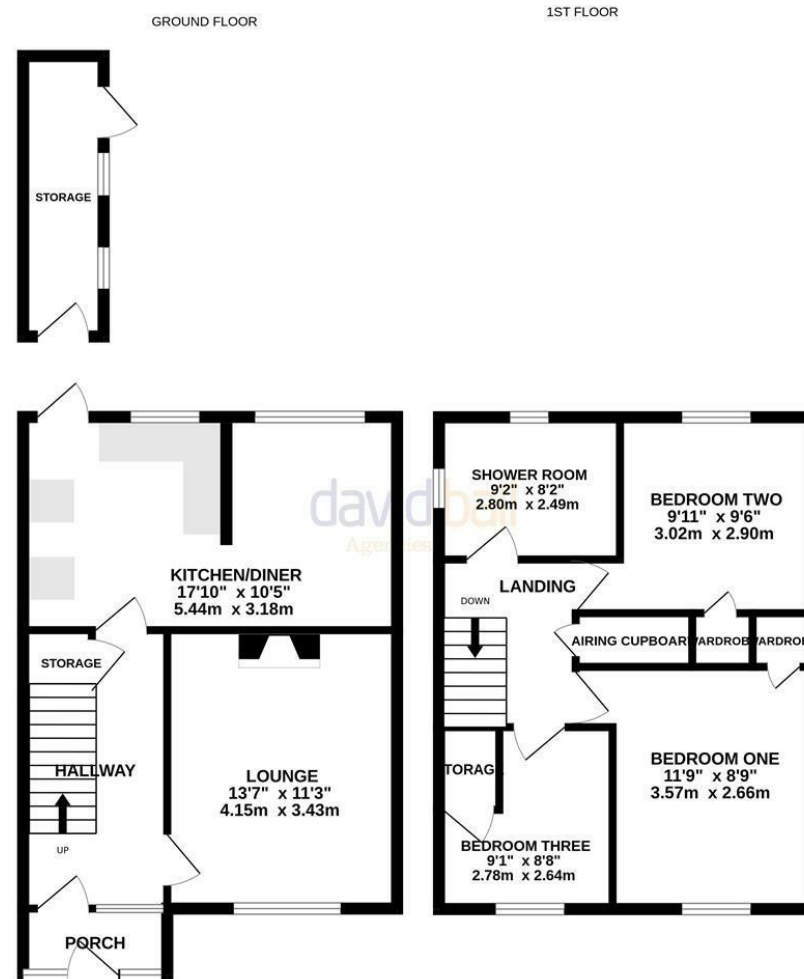
Upstairs, you'll find three bedrooms, all with built in storage. Two at the front of the house and one at the rear, which offers views across the Gannel Estuary. The first floor also features a wet room-style shower, along with a storage cupboard off the landing area. The property is fully fitted with UPVC double-glazed windows throughout

Externally

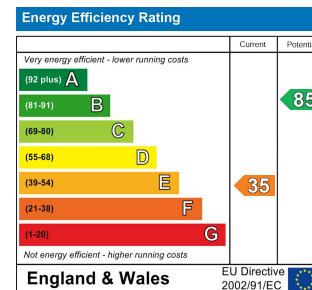
To the front of the property there is a small front garden currently laid to artificial grass, as well as access around to the side garden which is bordered by established hedge row, then access into the rear garden. The private south facing rear garden enjoys viewings of the Gannel Estuary and is currently split level between a terrace and lawned area. On-street parking is available.

Location

This spacious end of terrace family home is located within easy reach of Newquay town centre, the River Gannel Estuary and the world famous Fistral Beach. The property is situated nearby to a regular bus route and local facilities include a range of shopping, schooling and banking facilities as well as an array of fashionable bars and restaurants. 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.



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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