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3 Stret Morgan Le Fay, Newquay TR7 1GS

£385,000

A SUPERB DOUBLE FRONTED THREE BEDROOM FAMILY HOME WITH A GARDEN STUDIO AND GARAGE STORE, LOCATED WITHIN WALKING DISTANCE OF FISTRAL BEACH AND THE TOWN CENTRE. THIS HOME IS PRESENTED TO A BRILLIANT STANDARD WITH AN ELEVATED, WELL ESTABLISHED GARDEN.

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- DOUBLE FRONTED THREE BEDROOM FAMILY HOME
- HIGHLY DESIRABLE DUCHY OF CORNWALL ESTATE
- GARDEN STUDIO AND SMALL GARAGE STORE
- GROUND FLOOR WC
- BRIGHT DUAL ASPECT KITCHEN DINER AND LIVING ROOM
- EASY WALKING DISTANCE TO NEWQUAY TOWN AND MANY BEACHES

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DESCRIPTION:

Welcome to Number Three Stret Morgan Le Fay. A gorgeous three bedroom home tucked away within the peaceful charm of Tregunnel. A home at Tregunnel ensures you can enjoy the vibrant lifestyle that Newquay has to offer. Whether it's walking to the River Gannel with your paddleboard, catching waves at Fistral Beach with the family, or simply strolling into town for a relaxing coffee. The Duchy of Cornwall's Tregunnel Estate truly offers the best of both worlds, peaceful, coastal living with the convenience of being just a short walk from the heart of Newquay. Set against a backdrop of some of Cornwall's most stunning coastline, the area is perfect for outdoor enthusiasts and families alike. The River Gannel is a natural gem, ideal for picnics, crabbing adventures with the children, or paddleboarding and kayaking when the tide is high. At low tide, you can walk across the sandy riverbed to Crantock, while at high tide, the charming Fern Pit Ferry will carry you across the water to this picturesque village, home to a golden beach, inviting restaurants, and cosy bars.

This double-fronted family home is presented to a great standard throughout. A bright and welcoming hallway guides you into this property and connects seamlessly to the generous lounge and the modern kitchen-diner.

The lounge stretches the full length of the house, offering plenty of room for relaxing or entertaining. Light pours in through the French doors, which open directly onto the garden, creating a perfect blend of indoor and outdoor living.

On the other side, the kitchen-diner features a sleek, practical layout with a contemporary range of white gloss units including an integrated electric oven with gas hob, dishwasher, washing machine and fridge. There is also space for a tall fridge freezer. A useful understairs storage cupboard adds extra practicality, while a rear hallway leads to a downstairs WC and provides direct access to the garden.

Upstairs, the landing is filled with natural light and offers access to a storage cupboard and the loft. There are two spacious double bedrooms at the front, both with ample space for plenty of furniture, while the third bedroom is ideal for children, guests, or a home study. The family bathroom is thoughtfully designed, featuring a wood-panelled bath with shower over, a vanity basin with storage, and a WC.

Outside, the private garden is exceptionally well established with plenty of mature trees and plants and an area of low maintenance astro turf. The garage was previously converted into a studio, perfect for working from home. There is still a store on the other side.

Built in 2015, this well-maintained home offers spacious, contemporary living in a highly sought-after area of Newquay.

At Tregunnel, there is an Estate Management charge of around £200.00 per annum.

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Kitchen Diner

6.02m x 2.95m (19'9 x 9'8)

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Lounge

6.02m x 3.02m (19'9 x 9'11)

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Bedroom 1

3.94m x 3.66m (12'11 x 12'0)

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Bedroom 2

3.96m x 3.25m (13'0 x 10'8)

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Bedroom 3

2.49m x 2.03m (8'2 x 6'8)

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Bathroom

2.46m x 1.83m (8'1 x 6'0)

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Studio

2.92m x 2.84m (9'7 x 9'4)

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FLOORPLAN:



TOTAL FLOOR AREA : 1066sq.ft. (99.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		81	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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