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## 12 Bownder Treveli, Newquay TR8 4GE

**£230,000**

A TWO-BEDROOM HOME IN A POPULAR SUBURB, CLOSE TO AMENITIES AND THE MAIN TOWN. IMMACULATE THROUGHOUT WITH A STYLISH KITCHEN/DINER, SUNNY WEST-FACING GARDEN, AND OFF-STREET PARKING THIS PROPERTY IS IDEAL FOR FIRST-TIME BUYERS OR INVESTORS.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 2 / **BATHROOMS:** 2

### FEATURES:

- TWO BEDROOM SEMI DETACHED HOUSE
- WESTERLY FACING GARDEN
- ALLOCATED PARKING
- IMMACULATEDLY PRESENTED THROUGHOUT
- NEW IN 2017 WITH THE REMAINDER OF NHBC WARRANTY

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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#### DESCRIPTION:

Welcome to Number Twelve Bownder Treveli...an exceptionally well presented two bedroom property tucked away in a quieter part of the estate. The Goldings is one of Newquay's most desirable residential areas, known for its friendly community and convenient access to local amenities. Within easy walking distance, you'll find two large supermarkets, Bishops School, Trenance Gardens, the boating lake, and a park that includes Waterworld, Newquay Zoo, and Concrete Waves. Just over a mile away, Newquay's vibrant town centre and its world-renowned beaches are also within reach.

This beautifully presented two-bedroom home offers one of the larger two-bed layouts on the development, making it an ideal choice for first-time buyers, couples, small families or buy-to-let investors. Built in 2017, the property benefits from the remaining years of a 10-year NHBC warranty for added peace of mind.

Finished in low-maintenance natural brick, the home features a welcoming entrance hallway with stairs to the first floor and a convenient downstairs WC. The front-aspect living room is bright and spacious, bathed in morning sunshine complete with useful under-stairs storage. To the rear, a stylish open-plan kitchen/diner has patio doors opening onto the garden, with an integrated oven, induction hob, and extractor, plus space for additional white goods and a dining table.

Upstairs, there are two well-proportioned double bedrooms, one with built in storage and a contemporary bathroom with modern tiling and a shower attachment over the bath. From the landing, you will find access to the loft. The property is fitted with UPVC double glazing and gas central heating throughout powered by a combination boiler located in the kitchen.

The westerly-facing rear garden is a real highlight, featuring a raised patio seating area, a lower lawn, high fencing for privacy, and gated rear access. At the rear of the property there's one allocated off-street parking space along with ample on-street parking nearby.

In summary, this property is ready to move into, perfect for first time buyers and smaller families.

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Hallway  
2.90m x 0.99m (9'6 x 3'3)

.

Lounge  
4.04m x 2.82m (13'3 x 9'3)

.

Kitchen Diner  
3.84m x 2.44m (12'7 x 8'0)

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Bedroom 1  
3.89m x 2.59m (12'9 x 8'6)

Bedroom 2  
3.84m x 2.49m (12'7 x 8'2)

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Bathroom  
1.88m x 1.60m (6'2 x 5'3)

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**FLOORPLAN:**



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	(92-100) <b>A</b>		<b>97</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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