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## 29 Trevemper Road, Newquay TR7 2HS

**£425,000**

A RECENTLY RENOVATED UNIQUE AND SPACIOUS FAMILY HOME WITH FLEXIBLE FIVE BEDROOM ACCOMMODATION. THIS IMMACULATELY PRESENTED PROPERTY HAS FAR REACHING VIEWS OF THE RIVER GANNEL AND COUNTRYSIDE BEYOND, PLENTY OF PARKING, A LARGE SOUTHERLY FACING GARDEN AND A GARAGE.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 5 / **BATHROOMS:** 2

### FEATURES:

- DETACHED FIVE BEDROOM FAMILY HOME
- GANNEL VIEWS
- GARAGE AND AMPLE PARKING
- RECENTLY RENOVATED
- A FEW MINUTES WALK TO THE RIVER GANNEL
- BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN
- LOG BURNER
- LOTS OF STORAGE
- IDEAL FAMILY HOME

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## DESCRIPTION:

Welcome to Number Twenty Nine Trevemper Road, this substantial property enjoys a prime position on the outskirts of Newquay, directly opposite the scenic River Gannel. Just a short stroll away are the tranquil Trenance Gardens and the popular Boating Lake. This sought-after and well-connected location offers convenient access to both the town centre and Newquay's renowned beaches.

Newquay town centre is about a mile away and offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings - Newquay can offer something for you. Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This reality often makes Newquay a front runner for families who are purchasing a home with children in mind. Within easy reach of many beaches, the Heron Tennis Centre, The Sports Centre and Trenance Gardens this property offers far more than a place to simply rest your head at night...

This impressive property offers spacious, immaculately presented accommodation ideal for family living. Boasting five bedrooms, beautifully landscaped southerly-facing gardens, and picturesque views of the River Gannel, it's a home designed for both comfort and style.

Step inside through the entrance hallway, where stairs lead to the first floor. To the left, you'll find a bright and airy L-shaped lounge/dining room, featuring triple-aspect windows and elegant decor. This inviting space is perfect for both relaxing and entertaining, with the recent addition of a log burner adding warmth and a cosy feel during the winter months.

To the right of the hallway is a versatile ground floor bedroom, which could alternatively serve as a second lounge, snug, playroom, games room, or home study, tailored to suit your family's lifestyle. Adjacent to this is a recently updated, stylish shower room.

At the rear of the property, the upgraded kitchen/breakfast room showcases a contemporary range of high-gloss units, integrated appliances including a dishwasher and oven, and a sleek electric hob. A breakfast bar with seating offers the perfect spot for morning coffee or quick family meals. Off the kitchen is a practical utility room with plumbing for a washing machine, space for a tumble dryer, and doors leading to both the rear garden and the front driveway—ideal for muddy boots, children, or pets. There is also internal access to the integral garage.

Upstairs, four further bedrooms are arranged with two at the front and two at the rear. Three of the bedrooms include built-in wardrobes, while the front-facing rooms enjoy superb views of the River Gannel and surrounding countryside. The spacious family bathroom is well-appointed with a bath and separate shower, catering to busy mornings and relaxed evenings alike.

Throughout the home, tasteful modern décor in neutral tones complements a combination of high-quality laminate flooring and carpets. The property benefits from UPVC double glazing and gas central heating powered by a combination boiler located in the kitchen.

Outside, a generous tarmac driveway provides parking for several vehicles and leads to a garage with a recently upgraded door. The rear and side gardens are primarily laid to lawn, featuring mature trees, shrubs, and an undercover pergola for year-round enjoyment. Several sheds and a greenhouse enhance the space, offering excellent storage and gardening opportunities. The garden is private and secure—ideal for families and pets.

In summary, this beautifully updated, move-in-ready home offers spacious living, scenic views, and a sunny garden—all in a sought-after location on the edge of Newquay. A perfect choice for families seeking convenience, space, and style.

Entrance Porch  
1.70m x 1.02m (5'7 x 3'4)

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Hallway  
3.84m x 2.79m (12'7 x 9'2)

Kitchen  
4.37m x 2.95m (14'4 x 9'8)

Lounge Diner 'L-shape'  
7.62m x 4.98m (25'0 x 16'4)

Utility Room  
2.92m x 1.75m (9'7 x 5'9)

Bedroom 1  
3.73m x 3.28m (12'3 x 10'9)

Bedroom 5 Ground Floor  
3.66m x 2.97m (12'0 x 9'9)

Bedroom 2  
3.66m x 2.97m (12'0 x 9'9)

Bedroom 3  
3.73m x 3.05m (12'3 x 10'0)

Bedroom 4  
3.48m x 2.44m (11'5 x 8'0)

Garage  
5.21m x 2.74m (17'1 x 9'0)

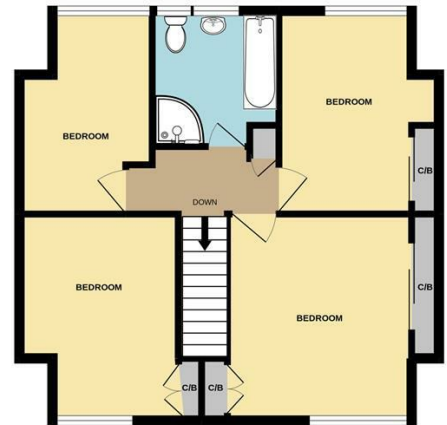
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**FLOORPLAN:**

GROUND FLOOR



FIRST FLOOR



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>			
(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			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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			
England & Wales			
EU Directive 2002/91/EC			

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