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## 9 Trethewey Way, Newquay TR7 2AD

**£425,000**

A CHARMING AND DECEPTIVELY SPACIOUS THREE-BEDROOM DETACHED BUNGALOW WITH GENEROUS FRONT AND REAR GARDENS, AMPLE DRIVEWAY PARKING, AND A GARAGE. ENJOYING FAR-REACHING COUNTRYSIDE AND RIVER GANNEL VIEWS, THE PROPERTY IS IDEALLY LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE, LOCAL AMENITIES, AND SEVERAL BEAUTIFUL BEACHES.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- EXCEPTIONALLY SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- GORGEOUS CONSERVATORY
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- FAR REACHING VIEWS OF THE COUNTRYSIDE AND RIVER GANNEL
- IMMACULATELY PRESENTED
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- GARAGE AND DRIVEWAY PARKING FOR TWO CARS
- EN SUITE BEDROOM

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## DESCRIPTION:

Occupying a generous elevated plot with a sunny southerly aspect, this beautifully presented three-bedroom detached bungalow enjoys far-reaching views across the surrounding countryside and the River Gannel. Immaculately maintained throughout, the property offers spacious and versatile accommodation, an abundance of natural light, and wonderfully established gardens, all within a peaceful tucked-away setting.

Combining tranquillity with convenience, the location offers the best of both worlds. Newquay's vibrant town centre, world-renowned Fistral Beach, picturesque Crantock Beach and miles of stunning coastal paths are all within easy reach. Nearby, the River Gannel estuary provides a spectacular natural backdrop, perfect for paddleboarding, kayaking, wildlife watching or simply enjoying scenic waterside walks. Whether seeking adventure or relaxation, this exceptional coastal setting caters for every lifestyle.

A welcoming entrance porch leads into a spacious central hallway, immediately creating a sense of light and space. Loft access is conveniently located within the hallway, while the well-planned layout flows effortlessly throughout the home.

Positioned to take full advantage of the elevated outlook, the generously proportioned lounge is a particularly inviting space. A large picture window frames delightful views across the surrounding landscape and River Gannel, whilst a feature electric fireplace provides a cosy focal point. Comfortable and versatile, this room is equally suited to quiet evenings or entertaining family and friends.

Enjoying similarly attractive views, the separate dining room offers ample space for a family-sized dining table and serves as an ideal setting for both everyday meals and special occasions. An attractive archway opens into the well-appointed kitchen, fitted with a range of cream shaker-style units complemented by a double oven, electric hob and integrated dishwasher. Natural light floods the room through a side-facing window, while a separate utility room provides additional practicality and space for laundry appliances.

To the rear of the property, the conservatory is a wonderful addition and one of the home's standout features. Overlooking the beautifully maintained gardens, this versatile space lends itself perfectly to a garden room, home office, reading retreat or informal sitting area where the changing seasons can be enjoyed year-round.

The accommodation includes three genuine double bedrooms, all beautifully presented with quality décor and floor coverings. Two bedrooms benefit from fitted wardrobes, while the main bedroom enjoys the added luxury of an en-suite shower room. Each room has been thoughtfully maintained to create comfortable and welcoming spaces.

Completing the accommodation is a fully tiled family bathroom fitted with a bath and electric shower over, complemented by a rear-facing window.

Outside, the gardens are a particular highlight. To the front, a generous lawned garden enjoys a sunny southerly aspect and takes full advantage of the property's elevated position, capturing delightful views across the countryside and River Gannel. Beautifully landscaped and thoughtfully terraced, the rear garden offers a variety of seating areas, mature planting and peaceful corners to enjoy throughout the seasons. Gardening enthusiasts will appreciate the careful design, while those seeking a private outdoor sanctuary will find plenty of space to relax and unwind.

Further benefits include driveway parking for two vehicles and a single garage complete with power and lighting.

Offering an exceptional combination of space, flexibility and spectacular surroundings, this much-loved bungalow presents a rare opportunity to acquire a beautifully maintained home in one of Newquay's most desirable residential locations. Ready for its next chapter, it promises an enviable lifestyle close to the coast, countryside and the ever-popular River Gannel.

Hallway  
5.21m x 2.31m (17'1 x 7'7)

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Lounge  
5.03m x 4.14m (16'6 x 13'7)

Dining Room  
4.47m x 3.12m (14'8 x 10'3)

Kitchen  
4.45m x 2.57m (14'7 x 8'5)

Utility  
3.76m x 1.32m (12'4 x 4'4)

Conservatory  
4.19m x 2.59m (13'9 x 8'6)

Bedroom 1  
3.78m x 3.07m (12'5 x 10'1)

Bedroom 2  
3.73m x 3.07m (12'3 x 10'1)

Bedroom 3  
3.96m x 2.57m (13'0 x 8'5)

Bathroom  
2.46m x 1.73m (8'1 x 5'8)

Garage  
5.03m x 2.44m (16'6 x 8'0)

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

GROUND FLOOR  
1481 sq.ft. (137.6 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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		
(92-100) <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		
	84	89
<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		
(02-10) <b>A</b>		
(11-20) <b>B</b>		
(21-30) <b>C</b>		
(31-40) <b>D</b>		
(41-50) <b>E</b>		
(51-60) <b>F</b>		
(61-70) <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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