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## 61 Cavendish Crescent, Newquay TR7 3DS

**£230,000**

A VERY WELL PRESENTED TWO DOUBLE BEDROOM PROPERTY LOCATED IN A TUCKED AWAY PART OF TREVENSON MEADOWS AWAY FROM PASSING TRAFFIC. THIS PROPERTY HAS A NEAT LOW MAINTENANCE, SOUTHERLY FACING GARDEN AND ALLOCATED PARKING FOR TWO CARS, OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - End Terrace

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

### FEATURES:

- SEMI DETACHED TWO DOUBLE BEDROOM HOUSE
- TUCKED AWAY FROM PASSING TRAFFIC
- NEAT, SOUTHERLY FACING GARDEN
- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- POPULAR, FAMILY FRIENDLY LOCATION
- DOWNSTAIRS CLOAKROOM
- TWO ALLOCATED PARKING SPACES

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#### DESCRIPTION:

This lovely family home is located at Trevenson Meadows which is a modern development on the edge of Newquay with easy access to many beaches, the North Cornwall coast path and the main town. This popular development comprises of a mixture of attractive houses, apartments and coach houses with a green area for all to enjoy. Tretherras Academy is approximately ten minutes walk and the nearest Primary School, St Columb Minor Academy is a five minute drive away. Chester Road is within easy reach and the main town of Newquay is about two miles away.

This attractive, well maintained property was built in 2012 and is tucked away from passing traffic, ideal for those with younger children. It is in good condition throughout with well proportioned accommodation over two floors. There is an abundance of natural light and the decor and floor coverings are modern and fresh.

An entrance hallway with stairs to the first floor and a useful cloakroom guides you into the kitchen which has a range of modern, white units with space for a tall fridge freezer and washing machine. Within the kitchen, there is an electric oven and gas hob. The combination boiler is located within a cupboard in the kitchen.

At the rear of the property, the living room is a good size with a large storage cupboard and doors opening into the rear garden.

Both double bedrooms can be found on the first floor, one at the front and one at the rear. The family bathroom has a bath with a shower over, and is modern and very well presented. Off from the first floor landing, there is a storage cupboard and access to the loft which is partly boarded.

There is gas central heating throughout and the windows are upvc double glazed. The boiler has recently been serviced. At Trevenson Meadows, there's a freehold management charge of around £150.00 per year for the upkeep of the roads, green areas and street lighting.

Externally, the rear garden is neat, southerly facing and low maintenance with a patio and a lawned area. It offers a good degree of privacy and enjoys all day sun. There's also allocated parking for two cars

In summary, this is a great opportunity to purchase a very well presented two bedroom house in a very convenient location, it's perfect for first time buyers and buy to let investors offered with no onward chain.

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Hallway  
3.23m x 1.02m (10'7 x 3'4)

Kitchen  
2.97m x 1.60m (9'9 x 5'3)

Cloakroom  
1.57m x 0.84m (5'2 x 2'9)

Lounge  
4.45m x 3.66m ( 14'7 x 12'0)

Bedroom 1  
3.91m x 2.54m (12'10 x 8'4)

Bedroom 2  
3.91m x 2.62m (12'10 x 8'7)

Bathroom  
2.21m x 1.68m (7'3 x 5'6)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metronix C2004

| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 78                       | 92        |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  |           |

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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