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### 3 Cavendish Crescent, Newquay TR7 3DS

**£215,000**

A CHARMING AND SPACIOUS TWO DOUBLE BEDROOM COACH HOUSE WITH AN EN SUITE MAIN BEDROOM, GARAGE, AND PARKING, SITUATED IN THE HIGHLY REGARDED TREVENSON MEADOWS DEVELOPMENT.

PROPERTY TYPE: House

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 2

#### FEATURES:

- DETACHED TWO DOUBLE BEDROOM COACH HOUSE
- GARAGE AND ALLOCATED PARKING
- POPULAR RESIDENTIAL DEVELOPMENT
- SPACIOUS, OPEN PLAN LIVING
- EN SUITE MAIN BEDROOM
- IMMACULATELY PRESENTED

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#### DESCRIPTION:

Nestled on the edge of Newquay, Trevenson Meadows offers a contemporary lifestyle with easy access to beautiful beaches, the coastal path, and the town centre. This sought-after development features a mix of stylish houses, apartments, and coach houses, centered around a communal green space and play park for residents to enjoy. Families will appreciate the convenience of Tretherras Academy, just a 10-minute walk away, while St Columb Minor Academy is only a 5-minute drive. With Chester Road nearby and Newquay town just 2 miles away, everything you need is within easy reach.

This immaculately presented coach house has been lovingly maintained by its current owner from new and is ready to move into.

Coach houses are always in demand thanks to their generous, open-plan layouts, and this home is no exception. A tidy entrance hallway leads upstairs to the main living areas, where you'll find two spacious double bedrooms. The main bedroom boasts a beautifully finished en suite, while both bedrooms enjoy front-facing windows. The modern family bathroom includes a bath WC, and basin, and a large storage cupboard in the hallway provides practical storage for coats, shoes and linen.

The heart of the home is the open-plan kitchen, dining, and living space, designed for socialising and everyday living. Natural light floods the area thanks to the southerly facing aspect. Practically, the kitchen is fitted with sleek white units, an integrated oven and electric hob, plus space for a fridge, a freezer and washing machine. A breakfast bar loosely splits the room and provides plenty of work space and a casual dining area and there's ample space for a sofa and a family size dining table.

Additional features include gas central heating powered by a combination boiler located in the kitchen, and UPVC double glazing throughout.

Externally, the property benefits from a single garage with light and power, alongside an allocated parking space.

At Trevenson Meadows, there's an Estate Charge of around £160.00 per year.

In summary, this coach house represents a superb opportunity to own a beautifully presented, move-in ready home in a fantastic location, complete with garage and parking. Turn the key and enjoy this modern home!

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Lounge Kitchen Diner  
5.38m x 4.70m (17'8 x 15'5)

Bedroom 1  
4.14m x 2.84m (13'7 x 9'4)

En Suite  
1.52m x 1.35m (5'0 x 4'5)

Bedroom 2  
4.14m x 2.67m (13'7 x 8'9)

Bathroom  
2.64m x 1.93m (8'8 x 6'4)

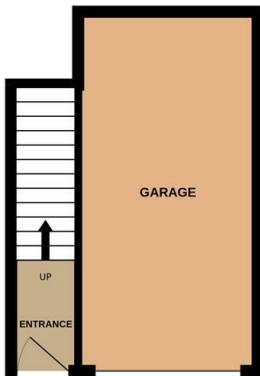
Garage  
5.66m x 2.64m (18'7 x 8'8)

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## FLOORPLAN:

GROUND FLOOR  
199 sq.ft. (18.5 sq.m.) approx.



FIRST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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			
(92-101) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-28) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		76	76
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) <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			

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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