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18 Trebarwith Crescent, Newquay TR7 1DX

£200,000

A VERY CONVENIENTLY LOCATED, EXCEPTIONALLY SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH A GARAGE LOCATED JUST A FEW HUNDRED METRES FROM TOWAN BEACH AND THE TOWN CENTRE. THIS PROPERTY IS IDEAL FOR FTB OR AS A BOLT HOLE BY THE SEA WITH NO HOLIDAY LET RESTRICTION AND A BRAND NEW ROOF IN 2024. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment - Purpose Built

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

FEATURES:

- CHAIN FREE TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- GARAGE WITH A RECENTLY REPLACED ROOF AND DOOR
- SPACIOUS AND BRIGHT THROUGHOUT
- JUST A FEW MINUTES WALK TO THE TOWN AND MANY BEACHES
- HOLIDAY LETTING, PETS AND LONG LETTING ARE PERMITTED
- SMALL DEVELOPMENT OF JUST SIX PROPERTIES
- NO ONWARD CHAIN
- NEW ROOF IN 2024

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DESCRIPTION:

Welcome to Number Eighteen Trebarwith Court, Positioned centrally in Newquay, Trebarwith Crescent occupies a prime location mere moments from the lively town centre and the pristine golden sands of Towan Beach. An exceptional array of amenities awaits at your doorstep, encompassing independent boutiques alongside prominent high-street retailers, complemented by a diverse selection of dining establishments — ranging from intimate gastro pubs and sophisticated bistros to leisurely cafés and refined restaurants and bars. Whether your inclinations lie in shopping, dining, or socializing, all essentials are conveniently accessible.

A bright, inviting hallway provides easy access to all rooms, including a hallway cupboard housing the water immersion tank. There's two double bedrooms: one at the front and one at the rear. Both are bright and very well presented.

The spacious, light-filled lounge/diner offers ample room for relaxing, entertaining, and dining, leading into the modern kitchen at the rear which boasts a selection of gloss units, an integrated oven, electric hob, and space for a fridge/freezer.

Completing the accommodation, the fully tiled, well-presented bathroom includes a bath with electric shower over, WC, and wash basin.

There's electric night storage heaters throughout and practical laminate flooring, perfect for those sandy toes and paws.

Externally, a single garage features a recently replaced roof and door. The main building's roof was renewed in 2024 and has a 25 year guarantee.

This property is offered with no onward chain – ideal for first-time buyers seeking a ready-to-move-in home!

This property is held on a 999 year lease that was new in 1997.

The service charge is £1459.82 per annum.

There are no restrictions, holiday letting and pets are permitted.

Each of the six owners owns a 1/6 share of the freehold.

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Lounge Diner
5.79m x 3.12m (19'0 x 10'3)

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Kitchen
3.12m x 3.12m (10'3 x 10'3)

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Bedroom 1
3.18m x 3.10m (10'5 x 10'2)

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Bedroom 2
3.78m x 1.96m (12'5 x 6'5)

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Garage
4.98m x 2.51m (16'4 x 8'3)

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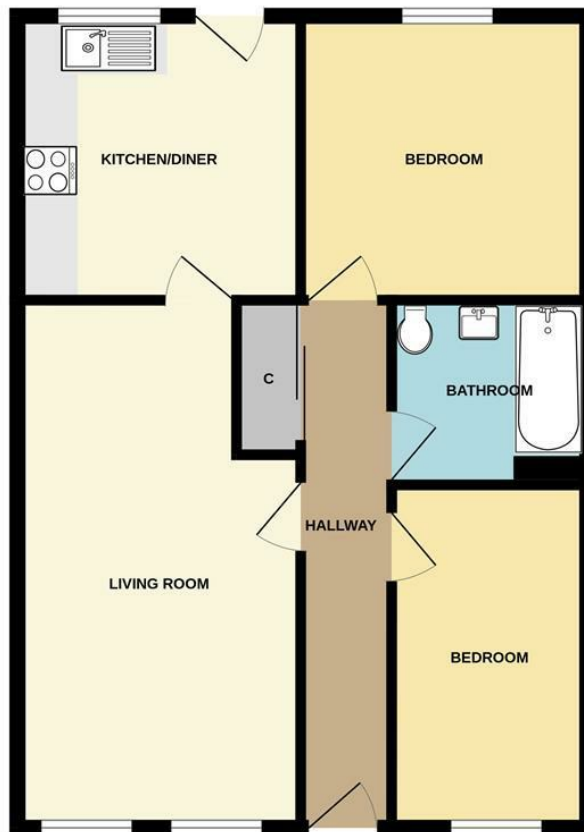
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FLOORPLAN:

GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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