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19 Treviglas Close, Newquay TR7 3JJ

£235,000

AN INCREDIBLY SPACIOUS AND VERY WELL PRESENTED, TWO DOUBLE BEDROOM HOUSE WITH DRIVEWAY PARKING AND A NEAT, LOW MAINTENANCE FULLY ENCLOSED GARDEN, IDEALLY SITUATED WITHIN WALKING DISTANCE OF PORTH BEACH PRIMARY AND SECONDARY SCHOOLS.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

- SPACIOUS TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- DRIVEWAY PARKING FOR TWO CARS
- NEAT, ENCLOSED, SUNNY GARDEN
- POPULAR, CONVENIENT LOCATION WITHIN WALKING DISTANCE OF TWO SCHOOLS
- WALKING DISTANCE TO PORTH BEACH
- VERY WELL PRESENTED THROUGHOUT
- TUCKED AWAY CUL DE SAC LOCATION

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DESCRIPTION:

Set within a peaceful cul-de-sac in the highly sought-after village of St Columb Minor, 19 Treviglas Close is a deceptively spacious two-bedroom end of terrace home occupying an enviable position within a well-established and friendly residential community.

The location is particularly appealing to families, with a good selection of nearby schools, local amenities and a welcoming neighbourhood atmosphere. Porth Beach is within easy walking distance, offering beautiful sandy shores, coastal walks and access to the South West Coast Path. Newquay town centre, neighbouring beaches, shops, supermarkets and leisure facilities are also readily accessible, making this a convenient home for both families and professionals.

Having been within the same family for over 40 years, the property has been well maintained and thoughtfully improved over time. It offers well-proportioned accommodation, excellent storage and attractive, low-maintenance outside space, together with driveway parking for two vehicles.

On entering the property, the bright and spacious hallway immediately creates a welcoming sense of space. Stairs rise to the first floor, while a door leads into the comfortable living room. South facing, the room enjoys a good level of natural light and provides a pleasant space in which to relax.

To the rear of the property is the generous kitchen/diner, overlooking the enclosed rear garden. The kitchen is fitted with a modern range of wall and base units, together with space for a fridge freezer, washing machine and cooker. The dining area provides ample room for a family-sized table, creating a practical and sociable space that is well suited to everyday family life and entertaining.

A rear hallway leads from the kitchen to the garden and provides further useful storage space. The combination boiler is located here, along with plenty of room for coats, shoes and other household essentials.

Upstairs, the central landing provides access to the loft and leads to two generous double bedrooms and the family shower room. The shower room is fully tiled, while both bedrooms benefit from plenty of storage. There is also an additional storage cupboard situated off the landing.

The accommodation offers a versatile layout, equally suited to couples, young families or buyers looking for additional room to work from home.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind. A patio area provides space for outdoor seating, while planted borders bring privacy, colour and interest. There is also a garden shed, together with a wide gravelled area providing convenient side access from the garden to the front of the property.

To the front, a private driveway provides parking for two cars.

Offering generous accommodation, modern improvements, excellent storage and a peaceful cul-de-sac setting, 19 Treviglas Close represents an exciting opportunity to acquire a much-loved family home with considerable potential in one of St Columb Minor's most desirable residential locations.

Hallway

1.32m x 1.14m (4'4 x 3'9)

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Lounge
3.86m x 3.76m (12'8 x 12'4)

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Kitchen Diner
3.71m x 2.95m (12'2 x 9'8)

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Bedroom 1
3.86m x 2.90m (12'8 x 9'6)

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Bedroom 2
3.05m x 3.05m (10'0 x 10'0)

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Shower Room
1.88m x 1.68m (6'2 x 5'6)

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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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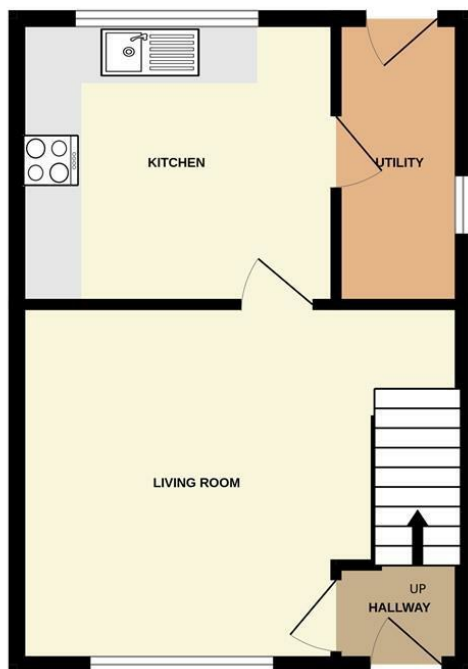
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Pets are not permitted on any viewings.

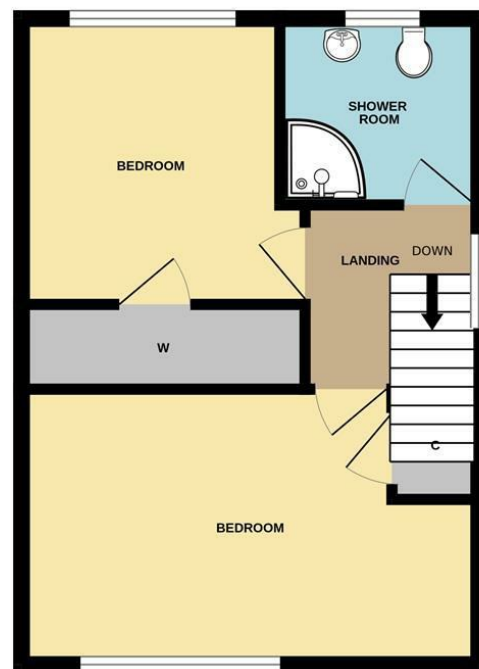
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FLOORPLAN:

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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) 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	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) 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	

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