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## 9 Treventon Rise, St. Columb TR9 6AY

**£380,000**

A TRULY OUTSTANDING AND EXCEPTIONAL EXAMPLE OF A DETACHED THREE BEDROOM FAMILY HOME WITH BRILLIANT OPEN PLAN RECEPTION AREAS, A WELL ESTABLISHED REAR GARDEN, A GARAGE AND DRIVEWAY PARKING. THIS PROPERTY IS PERFECT FOR MODERN FAMILY LIFE WITHIN EASY WALKING DISTANCE OF THE AMENITIES ON OFFER IN ST COLUMB WITH EASY ACCESS TO NEWQUAY AND THE OTHER NEIGHBOURING TOWNS.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 1

### FEATURES:

- SUPERB THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- GARAGE AND DRIVEWAY PARKING
- WELL ESTABLISHED AND BEAUTIFULLY CARED FOR REAR GARDEN
- GROUND FLOOR BEDROOM
- BRILLIANT, FAMILY FRIENDLY LIVING AREAS
- SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF SHOPS AND AMENITIES
- PRESENTED TO AN IMMACULATE STANDARD

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## DESCRIPTION:

Welcome to Number Nine Treventon Rise, a superb example of a three double bedroom detached family home located within the highly desirable and sought after Treventon Rise.

St. Columb Major offers a delightful array of amenities, from a convenient Co-op and local butchers to charming cafes and traditional pubs. With a primary school and doctor's surgery nearby, this community is perfect for families. For secondary education, children can attend Newquay Treviglas or Tretherras schools. Just a short drive away lies the highly coveted coastal town of Newquay, recently hailed as one of the UK's most desirable places to live. With its stunning sandy beaches, renowned surf spots, and family-friendly rock pools, Newquay promises endless adventures by the sea. Whether you enjoy paddle boarding in calm waters or soaking up the sun on the shore, this vibrant town has something for everyone. Closer still are the popular beaches of Watergate Bay and Mawgan Porth, offering even more opportunities to embrace the coastal lifestyle. Imagine coming home to this idyllic retreat, where the beauty of Cornwall surrounds you and the promise of a relaxed, seaside existence awaits.

A bright and welcoming hallway with stairs to the first floor guides you into this delightful family home, featuring a cupboard housing the hot water tank. On the right, you will find a comfortable double bedroom, and adjacent is a particularly generous wet room-style shower room. To the rear, a useful utility room provides plenty of additional storage and space for white goods, with direct access to the garden.

The heart of the home – the lounge, dining area and kitchen is located at the rear, benefiting from triple-aspect windows that allow an abundance of natural light. This open-plan space is perfect for families, offering ample room for everyone to have their own space while also encouraging connection and interaction. The lounge is a great size, featuring a picture window to the front, providing a welcoming space for the whole family to relax at the end of the day. The kitchen seamlessly connects the lounge and dining areas, offering a practical range of white gloss units, integrated double oven, electric hob, and space for a fridge freezer and dishwasher. French doors at the dining end provide access to the garden, ideal for summer entertaining.

Upstairs, two further bedrooms can be found; one at the front and one at the rear, both offering built-in storage and access to the eaves. A convenient WC completes the first floor.

Additional features include gas central heating, double-glazed windows throughout, and a combination boiler located in the garage.

Externally, there's driveway parking for two cars and access to the garage. Both sides of the property provide access to the rear garden, which is well-established, private, and sheltered, featuring a lawn, patio, greenhouse, a variety of plants, trees and shrubs, and a large wooden store.

In summary, this charming family home offers generous living spaces, practical storage, and a beautiful private garden – perfect for family life and entertaining alike

### Hallway

4.62m x 1.88m (15'2 x 6'2)

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### Bedroom

3.58m x 3.28m (11'9 x 10'9)

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### Utility Room

2.87m x 2.29m (9'5 x 7'6)

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Shower Room

2.64m x 2.59m (8'8 x 8'6)

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Lounge Area

4.80m x 3.66m (15'9 x 12'0)

.

Kitchen Diner

7.54m x 3.51m max (24'8" x 11'6" max)

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Bedroom 1st Floor

3.78m x 3.66m (12'5 x 12'0)

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Bedroom 1st Floor

3.78m x 2.87m (12'5 x 9'5)

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WC

1.85m x 1.09m (6'1 x 3'7)

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Garage

5.31m x 2.92m (17'5 x 9'7)

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Garden Store

3.53m x 2.92m (11'7 x 9'7)

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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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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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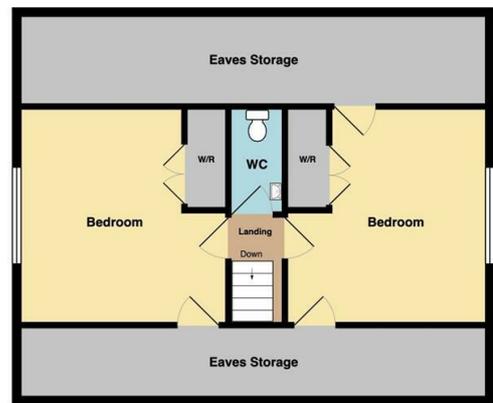
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FLOORPLAN:

**Ground Floor**  
Area (approx): 78.6 m<sup>2</sup> ... 846 ft<sup>2</sup>



**1st Floor**  
Area (approx): 34.2 m<sup>2</sup> ... 368 ft<sup>2</sup>



Total Area: 112.8 m<sup>2</sup> ... 1215 ft<sup>2</sup> (excluding eaves storage)

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.



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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		<b>66</b>	<b>81</b>

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		

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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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