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29 Trembath Crescent, Newquay TR7 2DX

£125,000

A SPACIOUS AND BEAUTIFULLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT LOCATED IN A TUCKED AWAY, CONVENIENT SPOT WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE, THE RIVER GANNEL AND MANY BEACHES. PERFECT FOR FIRST TIME BUYERS.

PROPERTY TYPE: Flat - Purpose Built

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

FEATURES:

- FULLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT
- WALKING DISTANCE TO THE RIVER GANNEL
- WALKING DISTANCE TO NEWQUAY TOWN AND MANY BEACHES
- COMMUNAL GARDENS AND DRYING AREA
- PRIVATE STORE AND BIN STORE
- PRESENTED TO A SUPERB MODERN STANDARD
- PERFECT FOR FTB

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DESCRIPTION:

Trebath Crescent is a conveniently located residential street, offering a peaceful setting just a short walk from the town centre and several stunning beaches. Positioned on the edge of Newquay, it provides easy access to and from the town, which is a lively coastal hub known for its variety of shops, cafes, bars, and restaurants. The picturesque River Gannel is also within walking distance, adding to the appeal of this well-placed location.

Welcome to Number Twenty Nine Trembath Crescent; a stylishly refurbished one-bedroom flat, offering modern living in a well-maintained development. This flat is accessed via a tidy communal entrance, leading to a bright hallway that connects all rooms in the flat.

Inside, the brand-new shaker-style kitchen features a window overlooking the rear, an integrated electric oven and hob, and space for a fridge. It boasts a good range of units, beautiful tiling, and solid wood worktops—perfect for those who enjoy cooking and entertaining.

The generously sized lounge at the front of the property benefits from a large window, allowing an abundance of natural light to flood the space, creating a warm and inviting atmosphere.

At the rear, the double bedroom is also a great size and features a rear-facing window, a large mirrored built-in wardrobe, and a utility cupboard neatly housing the washing machine.

Completing the accommodation, the modern bathroom has also been fully updated and now includes a double walk-in shower, WC, wash basin, and a sleek LED mirror, all finished to a high standard.

Additional benefits include upgraded electric heating throughout, uPVC double glazing, access to a communal garden with drying area, a private outdoor store, and a bin store. While there is no allocated parking, on-street parking is available nearby.

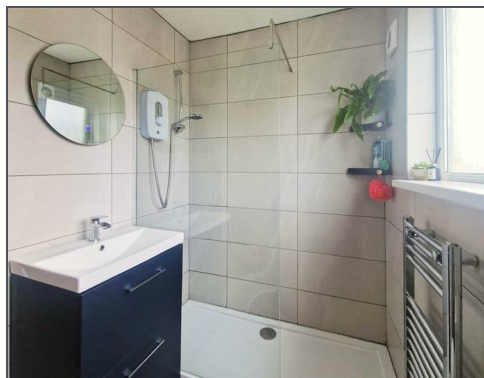
This property truly has no stone left unturned in its recent refurbishment and is ideal for first-time buyers or those looking to downsize into a stylish and low-maintenance home. It's ready to move into and enjoy from day one.

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Hallway
2.44m x 1.45m (8'0 x 4'9)

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Kitchen
2.51m x 1.98m (8'3 x 6'6)

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Lounge
4.27m x 3.07m (14'0 x 10'1)

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Bedroom
3.68m x 3.25m (12'1 x 10'8)

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Bathroom
2.06m x 1.65m (6'9 x 5'5)

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FLOORPLAN:

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 420 sq.ft. (39.0 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	(92-100) A		87
	(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		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	

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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