

"Estate Agency is evolving...evolve with us"



69 Cavendish Crescent, Newquay TR7 3DS

£225,000

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

PROPERTY TYPE: Coachhouse

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 2

FEATURES:

- DETACHED TWO DOUBLE BEDROOM COACH HOUSE
- PRIVATE AND SHELTERED WESTERLY FACING 'SUN TRAP' BALCONY
- GARAGE AND PARKING
- PRESENTED TO A SUPERB STANDARD
- MAIN BEDROOM EN SUITE
- SPACIOUS, OPEN PLAN LIVING AREA
- PLENTY OF STORAGE

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

Tucked away on the edge of Newquay, Trevenson Meadows offers a modern, easy going lifestyle within reach of stunning beaches, the coastal path, and the town centre. This popular development blends stylish houses, apartments, and coach houses, all arranged around a shared green and play park, perfect for enjoying a sense of community. For families, Tretherras Academy is just a short 10 minute walk, while St Columb Minor Academy is only a quick 5 minute drive. With Chester Road close by and Newquay town just 2 miles away, everything you need is conveniently on hand. This beautifully presented coach house has been thoughtfully cared for and upgraded by the current owner, making it truly ready to move straight into.

Coach houses are always a favourite thanks to their bright, open plan design, and this one certainly delivers. A neat entrance hallway leads upstairs to the main living space, where you will find two generous double bedrooms, both complete with mirrored built in wardrobes. The main bedroom benefits from a stylish en suite, while both rooms enjoy plenty of natural light from front facing windows. The family bathroom is modern and well appointed, featuring a bath with shower over, WC, and basin, plus there is a large storage cupboard in the hallway for coats, shoes, and everyday essentials.

At the heart of the home is the spacious open plan kitchen, dining, and living area, a welcoming space designed for both relaxing and entertaining. Dual aspect windows flood the room with light, while the contemporary kitchen offers sleek white units, an integrated oven and gas hob, and space for additional appliances. A breakfast bar subtly separates the kitchen from the living area, providing extra workspace and a casual spot to dine, with plenty of room for a sofa and full size dining table.

A standout feature of this home is the addition of a private, westerly facing balcony accessed directly from the lounge. This delightful sun trap acts as a natural extension of the living space, perfect for enjoying afternoon sunshine or unwinding in the evening. It is a rare and valuable addition that truly sets this property apart from others of its kind.

Further benefits include gas central heating via a combination boiler, UPVC double glazing throughout, there's solar panels to heat the hot water a single garage with light and power, and an allocated parking space.

Residents of Trevenson Meadows contribute an estate charge of approximately £185 per year.

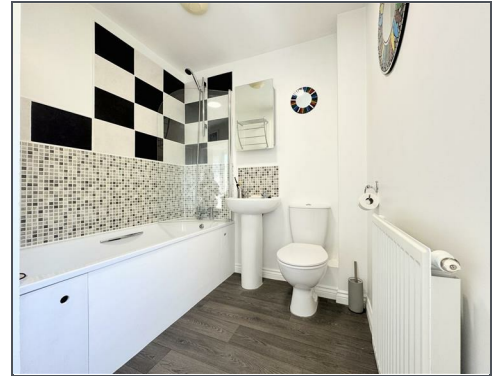
All in all, this is a fantastic opportunity to own a stylish, move in ready home in a highly desirable location, with the added bonus of a wonderful outdoor space to enjoy.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Kitchen Lounge Diner
5.38m x 4.72m (17'8 x 15'6)

Bedroom 1
4.34m x 2.84m (14'3 x 9'4)

En Suite
1.37m x 1.30m (4'6 x 4'3)

Bedroom 2
4.37m x 2.64m (14'4 x 8'8)

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

Garage
5.77m x 2.62m (18'11 x 8'7)

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.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

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.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:



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	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.