

9 Bownder Marhaus, Newquay, Cornwall TR7 1GP



GARAGE & PARKING | IMMACULATE THROUGHOUT | Modern 3 bedroom end of terrace house in the hugely popular Tregunnel Duchy Estate with a landscaped rear garden with direct access to the garage and parking.

- 3 First floor bedroom end of terraced house
- Gas central heating and double glazing throughout
- Allocated parking space and garage with rear entrance door
- Popular residential estate close to Newquay Town, Fistral and the River Gannel
- Landscaped low maintenance rear garden
- Immaculately presented throughout

Price £340,000 Freehold

Bownder Marhaus is located in the picturesque Duchy of Cornwall Tregunnel Hill estate, one of the most desirable residential developments in Newquay. Within walking distance of the iconic Fistral beach and complex, offering several eateries, it's also close to the Gannel Estuary, a peaceful spot for walks at low tide and paddle-boarding and kayaking during high tide. Newquay town centre, with its host of independent coffee shops, bars and restaurants, is a just a ten minute walk away. Well-regarded local primary and secondary schools are within easy reach either on foot or via public transport, making this property an ideal family home close to the sea.

This beautifully presented modern three-bedroom end-of-terrace home offers well-proportioned accommodation, ideal for families.

The ground floor features an entrance hall leading through to a superb rear-aspect open-plan kitchen/dining room, creating a light and sociable space. The kitchen is fitted with a range of contemporary units and benefits from integrated appliances, along with a cupboard housing the gas combination boiler, which provides the heating and hot water throughout. A rear door opens directly onto the garden, connecting indoor and outdoor living in the warmer months. A paved patio seating area immediately off the doors opens on to a low maintenance garden, with astro turf lawn with surrounding mature shrubs and plants, along with pedestrian access to the garage, providing additional storage or parking options.

Internally, the first floor comprises three bedrooms, including two doubles and a good-sized single, ideal as a child's room, guest space, or home office. The accommodation is completed by a modern family bathroom, fitted with a stylish suite incorporating a full length bath.

TENURE
Freehold

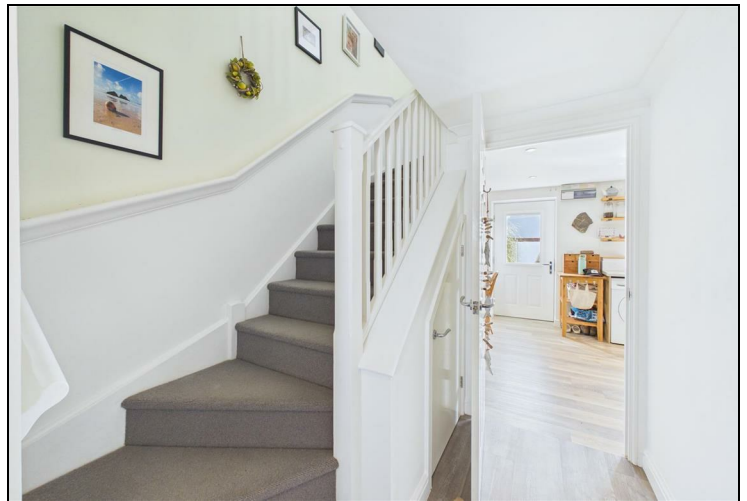
SERVICES
All mains

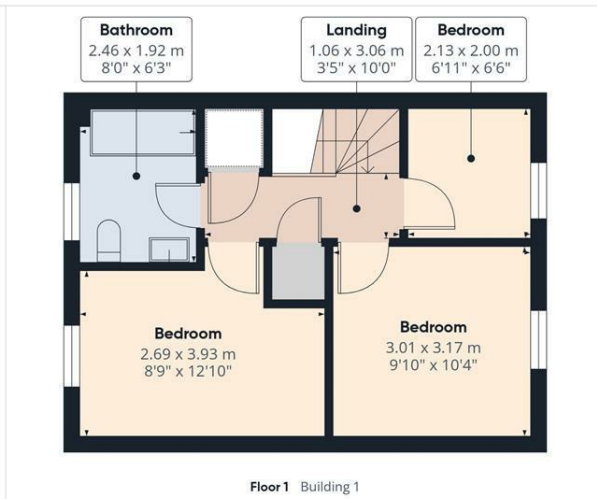
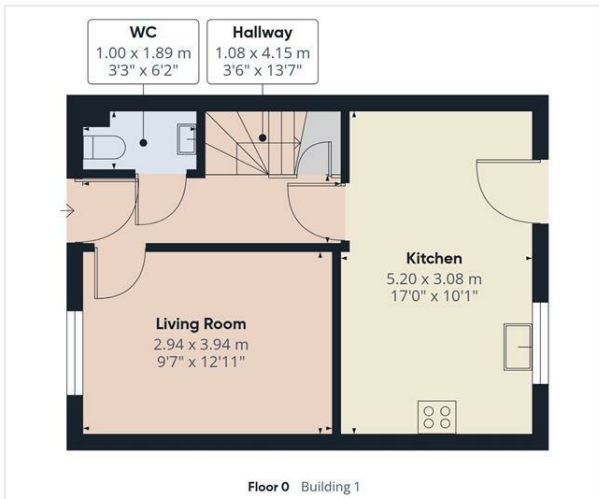
COUNCIL TAX
Band C

ESTATE MANAGEMENT CHARGE
Annual estate management charge for 2024-25
£203.40

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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	







Approximate total area⁽¹⁾
88.2 m²
948 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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