

## 49 Trerice Drive, Newquay, TR7 2RL



### **DETACHED 2 BEDROOM BUNGALOW IN A DELIGHTFUL CUL-DE-SAC CORNER PLOT WITH A LARGE SUN ROOM EXTENSION AND SOUTH/WEST FACING PRIVATE GARDENS**

- Detached 2 double bedroom bungalow
- Single garage and private driveway
- Double glazing throughout
- Large recent Sun Room extension
- Peaceful cul-de-sac corner plot
- Popular location with Bus Route
- Sunny private enclosed rear garden
- Brand new air source central heating throughout
- 993 square feet of accommodation

**Price £325,000 Freehold**

This delightful 2 bedroom bungalow sits in a small quiet cul-de-sac off Trerice Drive with plenty of public turning and a private drive for parking that leads to the garage. The bungalow occupies a lovely corner plot with wraparound side and rear gardens facing South and West and backing onto Wildflower Lane.

The bungalow itself is of an original design but has had a significant Sun Room extension in recent Years that links from the kitchen at the rear and provides a significant and important addition to the accommodation, being incredibly useful as a second sitting room and dining area. The Sun Room is extremely private, gets plenty of sun and measures a sizeable 3.7m x 4.77m, with double doors opening West onto the garden.

The bungalow has recently (Feb 2026) had a full brand new warranted air source radiated central heating system fitted, significantly increasing the energy efficiency and warmth of the property for future owners.

**TENURE**

Freehold


**SERVICES**

All Mains

**COUNCIL TAX**

Band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







Approximate total area<sup>(1)</sup>  
92.2 m<sup>2</sup>  
993 ft<sup>2</sup>

(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.

GIRAFFE360

# Start & co

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