

1 Trevena Terrace, Newquay, Cornwall, TR7 1LD



END OF TERRACE 3 BEDROOM THREE STOREY TOWN HOUSE IN CENTRAL NEWQUAY WITH A COURTYARD GARDEN AND A PARKING SPACE JUST MOMENTS FROM NEWQUAY TOWN AND HARBOUR

- 3 Double Bedrooms including loft conversion
- Garden office/store with shower/wc
- Lounge, dining room and large kitchen
- Feature Woodburner in Dining Room
- Master bedroom with large rear Sun Deck
- Sunny enclosed South Facing courtyard garden
- Vacant possession – no onward chain
- Small private car parking space
- Town Centre Location with some Sea views
- Double glazing and gas central heating

Price £360,000 Freehold

This well-located property has undergone significant modernisation and improvement over the Years and is now set over three storeys to include a substantial open plan dining room/kitchen with bi-folding doors to the rear and a bay fronted lounge. On the first and second floors there are three double bedrooms and a shower room. The master bedroom opens out to the rear onto a glorious first floor enclosed South facing sun deck with some sea glimpses and overlooking the rear garden. Outside, the property has a sunny rear enclosed courtyard, a small private parking space and a former garage that has been converted into useful office/storage space with a shower and WC for beach or garden use.

TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band C

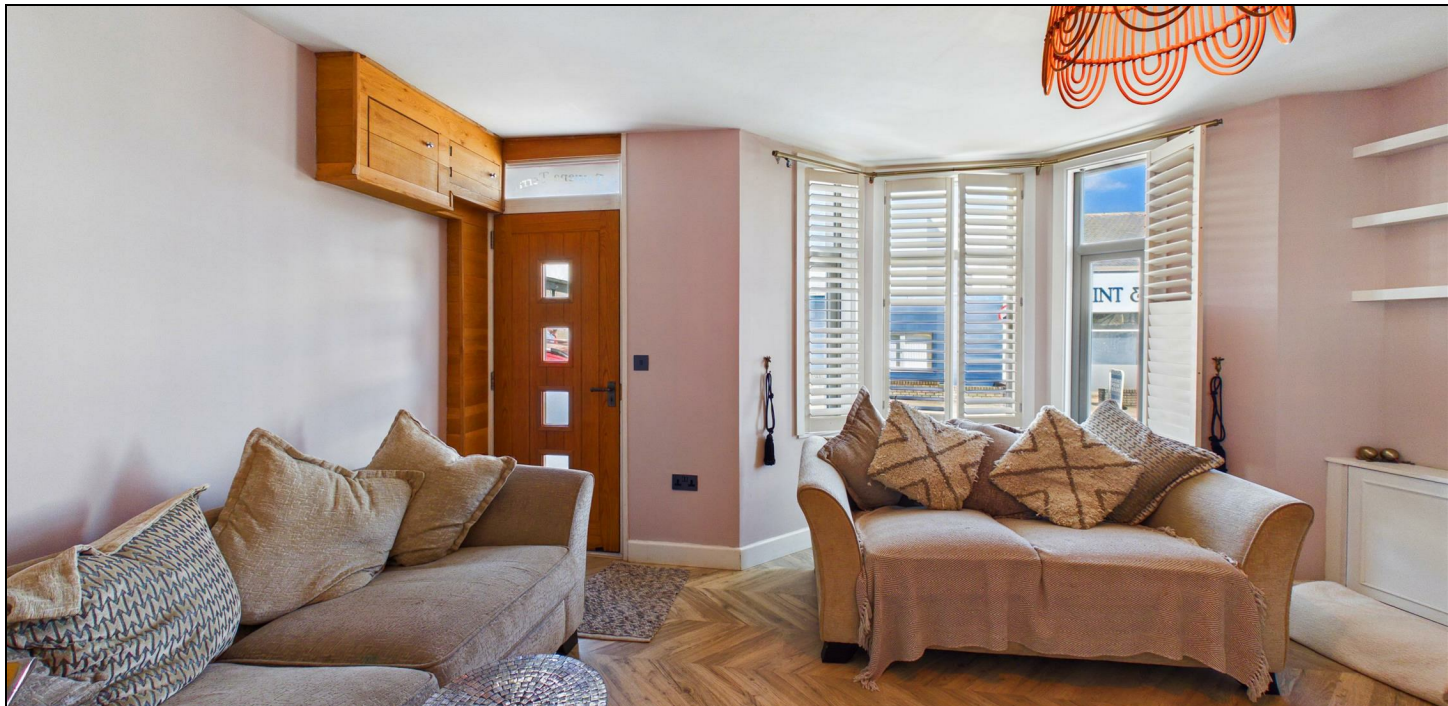
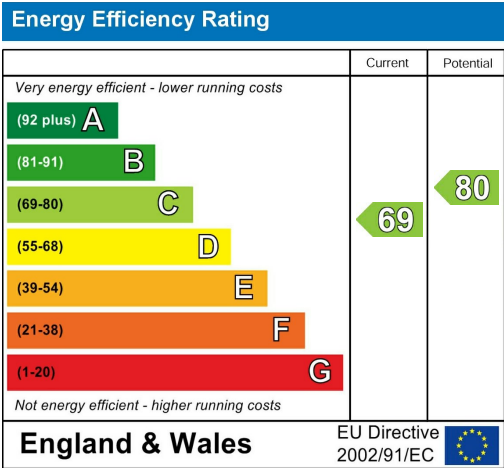
PLANNING AND BUILDING REGS
Some of the historic works to the property (2005-2014) do not have all required permissions and building regulation approval. A planning and building regs indemnity policy will be provided by the seller at their expense.

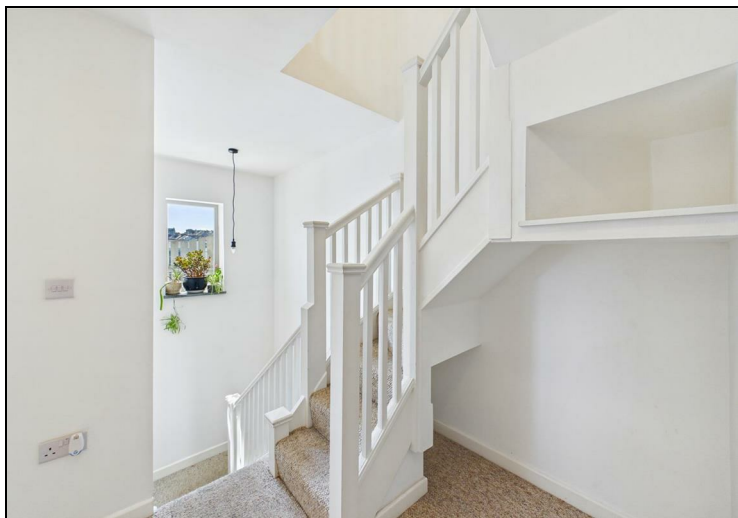
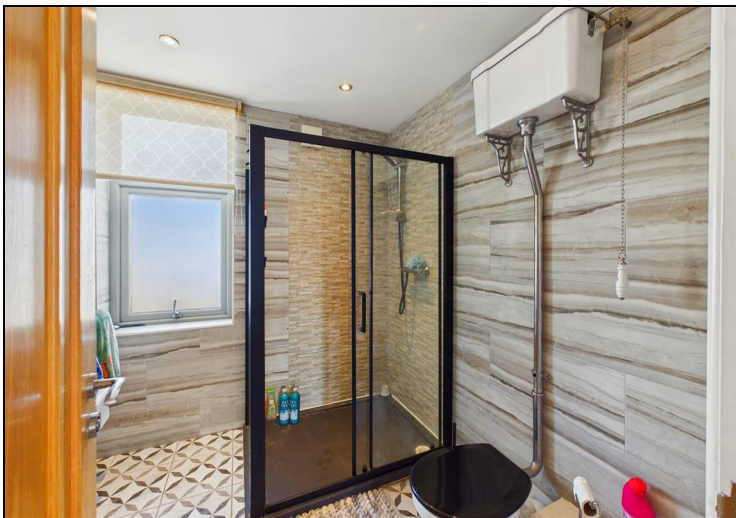
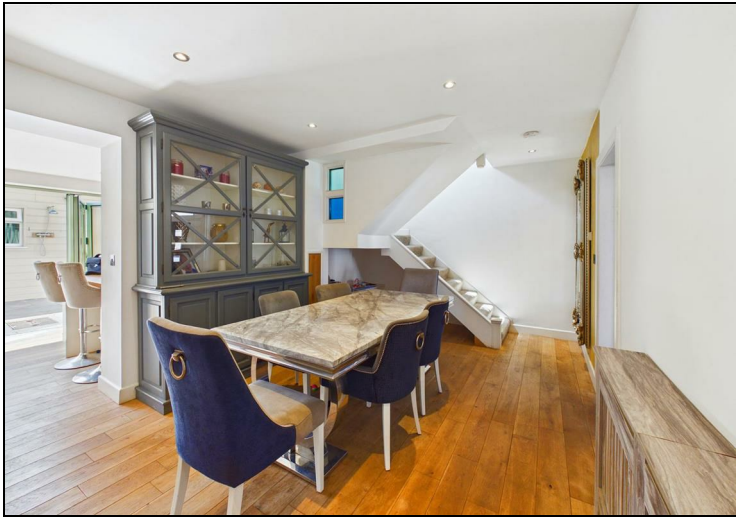
KNOTWEED
Japanese knotweed was recorded in the front garden back in 2014, at which point the knotweed was removed by hand excavation. The property was most recently surveyed by Messrs Southwest Knotweed on the 8th July 2026 and the report concluded that "with no growth showing for the last decade, it would indicate no plant propagule viability". Southwest knotweed, in accordance with industry guidelines, went on to recommend a 2 Year onward monitoring

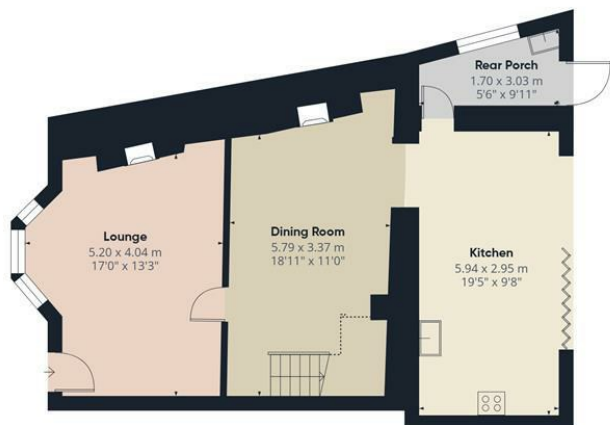
period followed by a 10 Year insurance backed guarantee. The recommended action will be carried out by the seller at their expense and the insurance backed guarantee will be issued in the buyers name(s). This systematic approach to reporting and monitoring is as recommended by the Council of Mortgage Lenders and is satisfactory for most lenders. The full report is available for inspection upon request.

THE SIDE LANE - IT IS TO BE CLEARLY NOTED THAT THE PROPERTY DOES NOT INCLUDE OWNERSHIP OF THE SIDE BRICK PAVED ENTRANCE LANE. This access lane and the lane that runs behind Trevena Terrace is in third party private ownership and provides a legal means of access to the rear of the properties in the row of houses only. It is not permissible to park in or use this area whatsoever.

BILLBOARD
The advertising billboard on the side of the house can be left in situ with the benefit of the annual income passing to the buyers, or it can be removed in its entirety and made good after exchange of contracts and before legal completion. In the case of a mortgaged purchase, it is most likely that it will have to be removed.



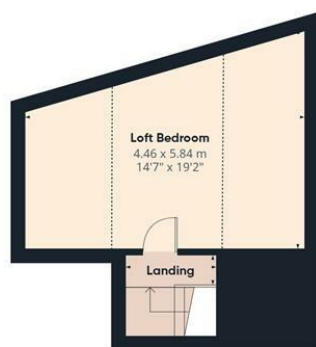




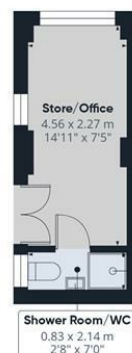
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

130 m²

1398 ft²

Balconies and terraces

28.3 m²

305 ft²

Reduced headroom

16.2 m²

175 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

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