

## 16 Wilson Close, Newquay, TR7 3FE



**POPULAR FAMILY LOCATION | IDEAL STARTER HOME | 3 double bedroom family home located within walking distance of Newquay Town with schools, the popular Newquay Orchard and Newquay Sport Centre on the doorstep.**

- Three double bedroom family home
- 2 Allocated parking spaces
- Great presentation throughout with tiling throughout the ground floor
- Remainder of 10 years NHBC warranty
- Gas central heating and uPVC double glazing
- Close to schools and walkable to Newquay Town Centre

**Price £279,950 Freehold**

Trevenson Meadows is a popular residential estate just 10 minutes walk from Porth Beach and Chester Road where you can find a post office, handyman store, banks and a choice of cafes. The area is very close to Tretherras secondary school and has the popular Newquay Orchard and Newquay Sports Centre right on the doorstep with the main Newquay town an easy walk away.

To the ground floor the property has a light hallway with downstairs WC leading through to the kitchen and further to the lounge/diner. The kitchen has a range of floor and wall mounted white kitchen units with a nice matt black contrasting handle with a wood block worktop and matching upstand really modernised with the hexagonal tiled splashback surround. The floor is laid to a woodgrain effect ceramic tile for ease of cleaning and continues throughout the downstairs. The lounge diner benefits from an extended set of rear bi-fold doors which opens to the rear decking and further to the patio garden with rear access behind the neighbouring property.

The first floor offers a large and small double bedroom as well as the family bathroom which has been updated with a L-Shape bath with mains powered shower over with modern matt black furniture with a natural stone tiled surround. The second floor is dedicated to the master bedroom with a dedicated wardrobe area and access to a generous en-suite which is equipped with a double shower cubicle.

Outside the property has 2 allocated parking spaces with access to a path to the rear garden. The rear garden is decked directly behind the house which then leads to a paved patio area with wooden fencing surrounds and fields to the rear.

**SERVICES**

All Mains

**COUNCIL TAX**

Band C

**TENURE**

Freehold

**MOBILE & BROADBAND COVERAGE**

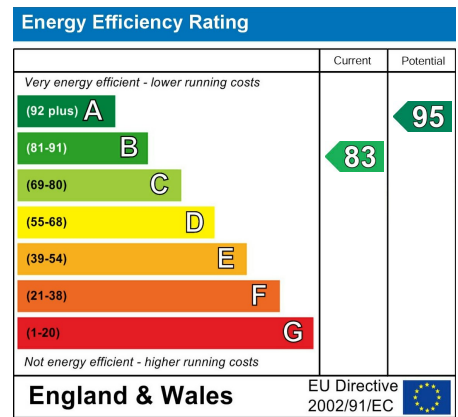
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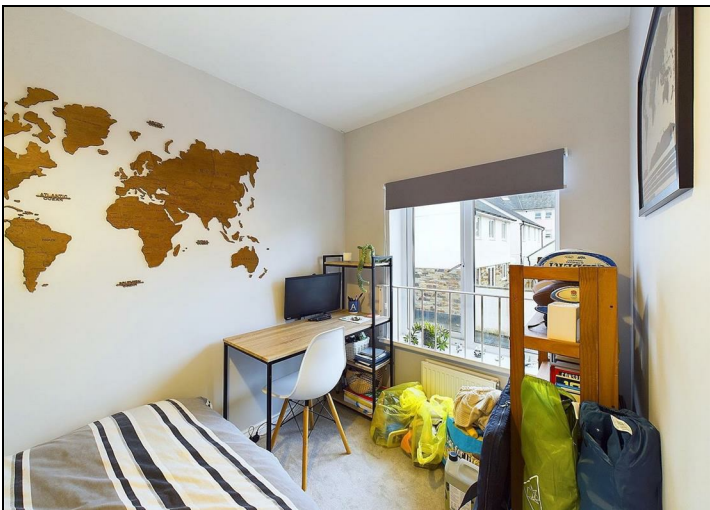
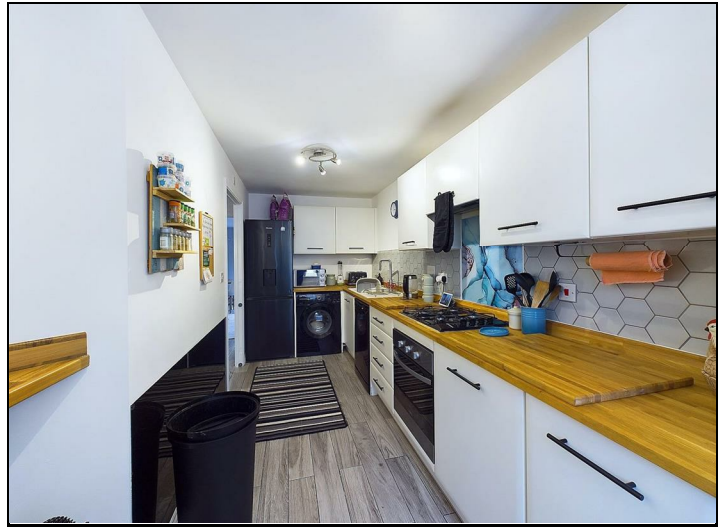
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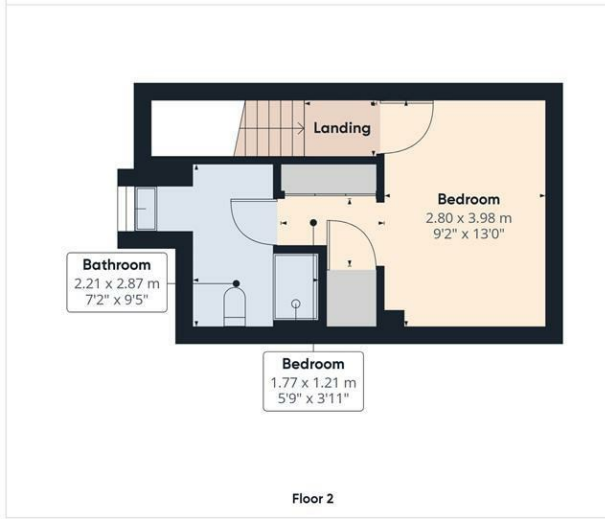
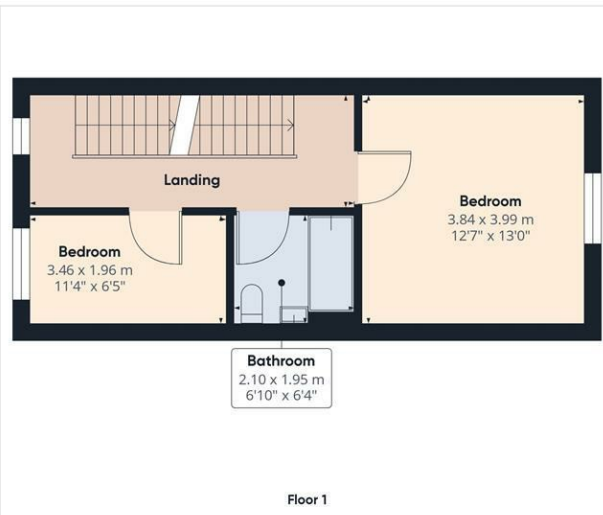
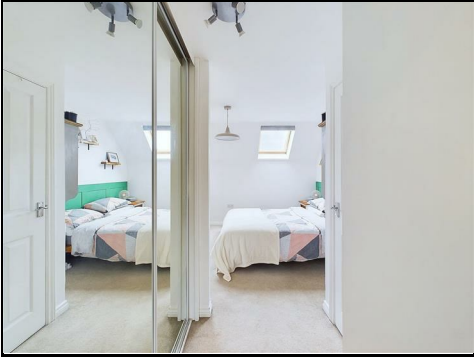
(Source: OFCOM)

**ESTATE MANAGEMENT CHARGE**

2023- 2024 £156.88







**Approximate total area<sup>®</sup>**  
92.69 m<sup>2</sup>  
997.7 ft<sup>2</sup>

**Reduced headroom**  
0.14 m<sup>2</sup>  
1.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Start & co**  
THE NEWQUAY ESTATE AGENT  
www.starts.co.uk

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
sales@starts.co.uk