

## 23 Mallory Drive, Newquay, TR7 3FD



**NO ONWARD CHAIN | Modern 3 bedroom semi-detached house on popular family estate, with an enclosed rear garden and allocated parking. The property is located within walking distance of Newquay Town, with schools the popular Newquay Orchard and Newquay Sports Centre on the doorstep.**

- Allocated parking space
- Available immediately with no onward chain
- Gas central heating and uPVC double glazing with solar hot water assistance
- Close to schools and walkable to Newquay Town Centre
- Popular estate location within walking distance of town centre
- Enclosed rear garden with access to the rear

**Price £269,950 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.

The property enters into a light entrance hall which provides access to the WC, kitchen/diner and lounge as well as the staircase ascending to the first floor. The kitchen has a range of floor and wall mounted kitchen units with ample room for all expected white goods, metro tile surround and high gloss flooring continuing from the entrance hallway. There is a separately installed breakfast bar which is large enough to seat 3 comfortably. The lounge has a large under stairs storage cupboard with recess for a breakfast table, rear aspect window and double doors opening into the rear garden.

The first floor provides 2 double bedrooms with the master having a shower en-suite and a third single bedroom as well as the family bathroom consisting of a white bathroom suite with full length bath and tiling to all 'wet' areas. There is also an airing cupboard housing the pressurised hot water cylinder which is connected to the solar thermal hot water panel.

Outside the property has a low maintenance rear garden mainly laid lawn with sleeper terracing, patio to the rear of the lounge doors and decking to the lower garden to enjoy the sun. There is an allocated parking space to the rear.

#### TENURE

Freehold

#### SERVICES

All mains

#### COUNCIL TAX

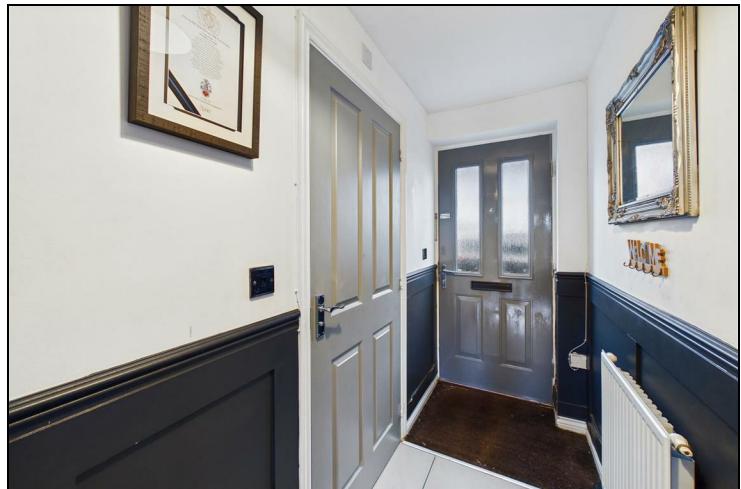
Band C

#### ESTATE MANAGEMENT CHARGE

1st Jan – 31st Dec 2026 - £185.27

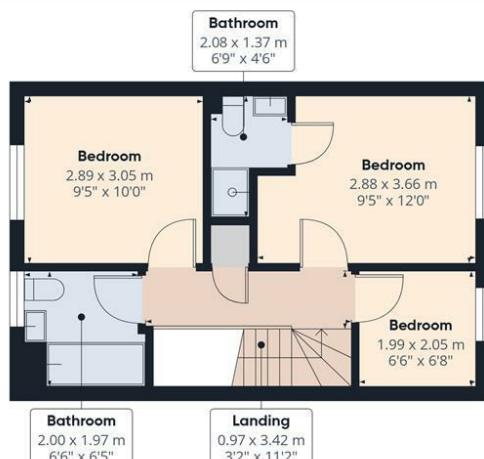
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

70.4 m<sup>2</sup>  
759 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

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