

## 24 Trethiggey Crescent, Quintrell Downs, TR8 4LF



**LARGE DETACHED INDIVIDUAL 4 BEDROOM BUNGALOW IN A DELIGHTFUL CORNER PLOT WITH A PRIVATE LEVEL SOUTH FACING GARDEN, A LARGE DRIVEWAY AND A GOOD SIZE GARAGE – AVAILABLE WITH VACANT POSSESSION AND NO CHAIN**

- 4 Decent Bedrooms (Master en-suite)
- Large inviting central hallway
- Rear aspect lounge and dining room
- Lovely private South facing level garden with patio
- Oil c/h off a recent boiler, sealed unit d/g
- Kitchen, pantry and utility room
- Large parking driveway and Garage
- Quiet cul-de-sac location in Quintrell Downs
- 1885 square feet accommodation
- Vacant possession – no chain

**Price £550,000 Freehold**

**LIVING ROOM**  
18'11 x 13'0 (5.77m x 3.96m)

**DINING ROOM**  
13'3 x 12'11 (4.04m x 3.94m)

**KITCHEN**  
12'11 x 9'11 (3.94m x 3.02m)

**UTILITY ROOM**  
10'2 x 5'9 (3.10m x 1.75m)

**PANTRY**  
9'9 x 5'9 (2.97m x 1.75m)

**BEDROOM**  
16'0 x 12'11 (4.88m x 3.94m)

**BEDROOM**  
12'11 x 13' (3.69m x 3.96m)

**BEDROOM**  
13'0 x 9'10 (3.96m x 3.00m)

**BEDROOM**  
9'10 x 9'10 (3.00m x 3.00m)

**BATHROOM**  
9'10 x 6'7 (3.00m x 2.01m)

**BATHROOM**  
6'9 x 6'6 (2.06m x 1.98m)

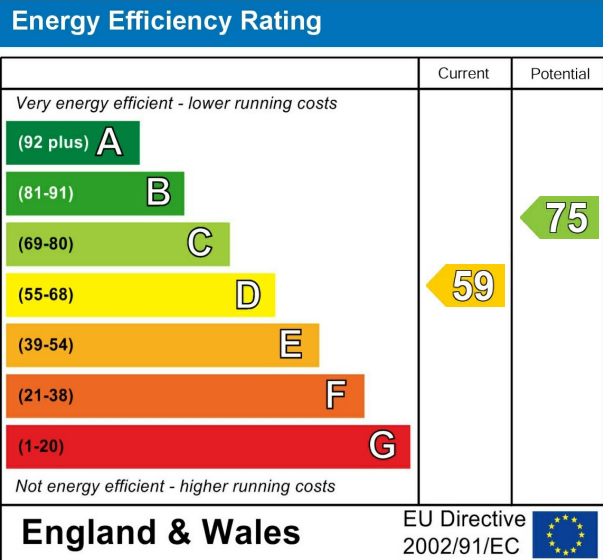
**GARAGE**  
21'11 x 11'4 (6.68m x 3.45m)

**TENURE**  
Freehold

**SERVICES**  
Mains water, electricity and drainage. Oil tank

**COUNCIL TAX**  
Band E

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**  
Fastest available download speed: Up to 80Mbps  
Broadband coverage: Limited/none  
Source: OFCOM







Approximate total area<sup>(1)</sup>  
175.2 m<sup>2</sup>  
1885.88 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

# Start & co

THE NEWQUAY ESTATE AGENT  
[www.starts.co.uk](http://www.starts.co.uk)

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
[sales@starts.co.uk](mailto:sales@starts.co.uk)