

## 15 Cavendish Crescent, Newquay, TR7 3DS



**Modern immaculately presented 3 bedroom semi-detached house on popular family estate, presented in excellent condition, with an enclosed rear garden and 2 allocated parking spaces located within walking distance of Newquay Town and with schools, the popular Newquay Orchard and Newquay Sport Centre on the doorstep.**

- 2 Allocated parking spaces
- Close to schools and walkable to Newquay Town Centre
- Great presentation throughout 'like new' condition
- Rear aspect sunroom overlooking garden
- Gas central heating and uPVC double glazing with solar hot water assistance
- Popular estate location within walking distance of town centre

**Price £275,000 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 beech fronted floor and wall mounted kitchen units with ample room for all expected white goods with a natural stone effect splashback surround. This also provides ample room for a dining table. 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 sunroom which is fully tiled with a double glazed glass roof.

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 to slabs with raised sleeper boarders. There are 2 good condition sheds at the rear and a gate to access the 2 allocated rear parking spaces at the back of the property.

#### TENURE

Freehold

#### SERVICES

All mains

#### COUNCIL TAX

Band C

#### ESTATE MANAGEMENT CHARGE

1st Jan – 31st Dec 2025 - £174.89

#### BROADBAND AND MOBILE COVERAGE

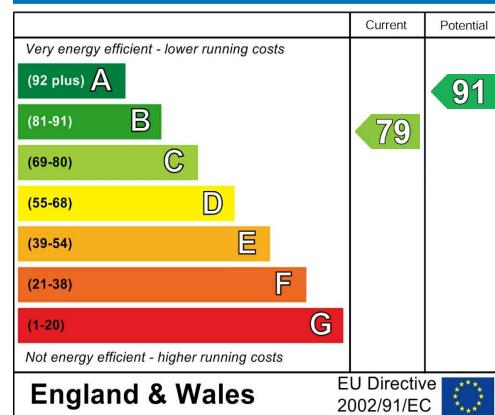
#### AVAILABILITY

Fastest available download speed: up to 1000Mbs

Mobile coverage: Limited

(Source: OFCOM)

#### Energy Efficiency Rating





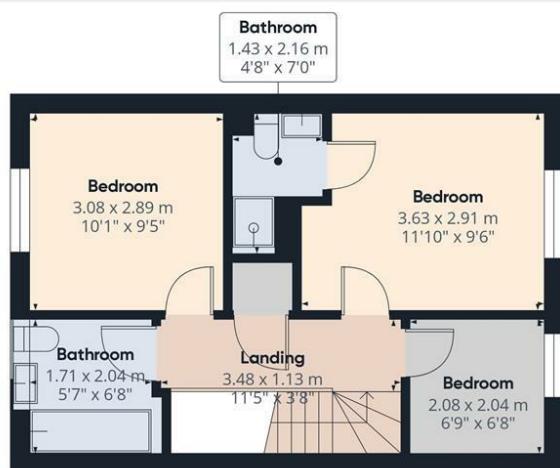


Approximate total area<sup>(1)</sup>

76.92 m<sup>2</sup>

827.97 ft<sup>2</sup>

Floor 0



(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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