

Trezise, Trenance Lane, Newquay, Cornwall, TR7 2HX



THREE STOREY 3 BEDROOM TOWN HOUSE OVERLOOKING NEWQUAY BOATING LAKE AND TRENANCE GARDENS WITH AN INTEGRAL GARAGE/OFFICE, PRIVATE PARKING AND A TIERED REAR GARDEN

- 3 Bedroom Town House – 1292 sq ft
- Lower Ground Floor integral garage, wc and utility
- Pleasant lake and valley outlook
- Vacant possession available – no onward chain
- Middle Living Floor with open plan accommodation
- Tiered rear garden
- Peaceful convenient setting
- Fronting balcony and conservatory with views
- Private driveway for parking
- Level walk to lake, Trenance Gardens and River Gannel

Price £425,000 Freehold

This relatively modern home has undergone recent refurbishment and has a new boiler, along with recent kitchen and bathroom fittings incorporating a revised first floor open plan layout. The property occupies a private and peaceful plot immediately behind the Boating Lake and Trenance Gardens with lovely views over the mature trees and lake.

The ground floor features an entrance hall, a wc and a useful utility room along with the former integral garage which has now been converted into more of a useable room with front glazed double opening doors and insulation, so it can be used as an office or similar if required.

The first floor has been opened up with more of an open plan feel incorporating a kitchen/diner and lounge opening up into the lake view conservatory and onto the front sun balcony. Doors to the side and rear provide access to the tiered rear garden. The top floor has a recently re-fitted bathroom and the three bedrooms. The property has a private brick paved driveway to the front offering parking for 2 vehicles.

TENURE

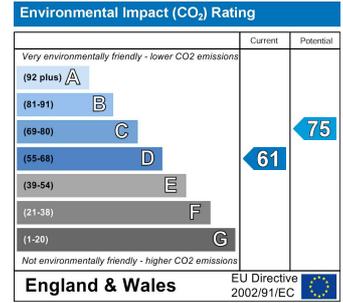
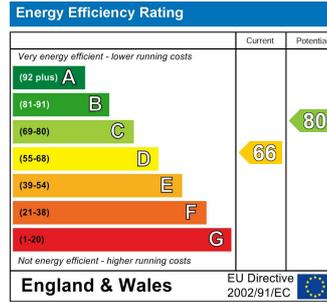
Freehold

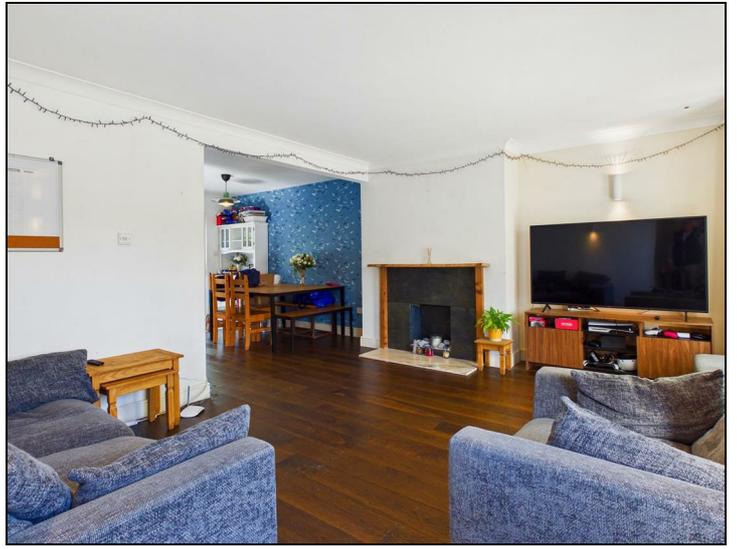
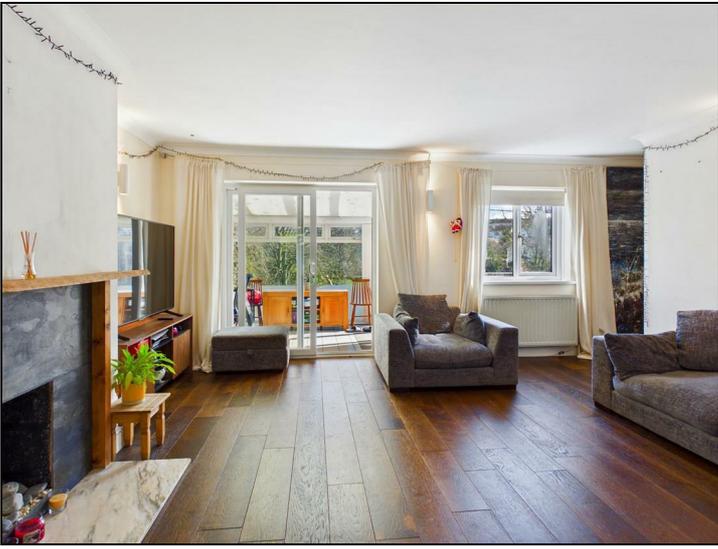
SERVICES

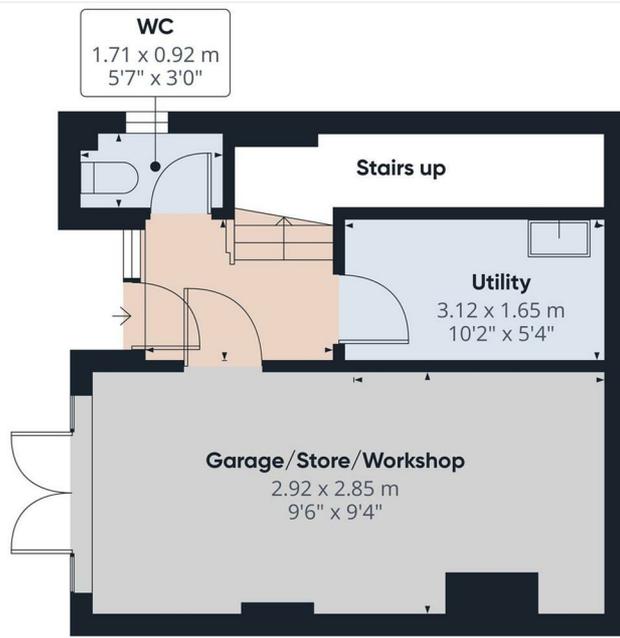
All mains

COUNCIL TAX

Band E







Approximate total area⁽¹⁾
31.3 m²
337 ft²

(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



Approximate total area⁽¹⁾
47.9 m²
515 ft²

Balconies and terraces
6.9 m²
74 ft²

(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



Approximate total area⁽¹⁾
41 m²
440 ft²

(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

Start & Co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE

Tel: 01637 875847
sales@starts.co.uk