

# NEWQUAY PROPERTY CENTRE



A STUNNING THREE BEDROOM END OF TERRACE HOME. COMPLETELY REFURBISHED THROUGHOUT AND MOVE IN CONDITION! NEW AIR SOURCE CENTRAL HEATING SYSTEM AND REWIRED THROUGHOUT. NEW KITCHEN AND BATHROOM. VIEWING HIGHLY RECOMMENDED!



23 Tren creek Road, Tren creek, Newquay,  
TR8 4NR

£235,000  
Freehold

our ref: CNN9642

01637 875161



# IN BRIEF...

- Type: House
- Style: End Terrace
- Age: Older
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 1
- EPC: D
- Council tax band: A
- MAINS SERVICES: ELECTRIC, WATER & DRAINAGE
- THREE BEDROOM HOME
- END OF TERRACE POSITION
- FULLY REFURBISHED
- NEW KITCHEN AND SHOWER ROOM
- COSY LOG BURNER
- NEW AIR SOURCE HEATING SYSTEM
- REWIRED THROUGHOUT
- UPDATED INSULATION AND PARTIAL NEW WINDOWS
- NO ONWARD CHAIN



## OWNERSAYS...

“The location within Trenchek is just fantastic, close to Newquay town and beaches without being in the hustle and bustle of the town centre!”



## CONSIDER THIS...

WHAT WE LOVE: This property is ideal for a first time buyer or investment property. With little to no work to do other than adding your own personal touch!

# MOREDETAIL...

**SUMMARY:** Welcome to 23 Tren creek Road, Newquay. This charming and fully refurbished three-bedroom end-of-terrace home is a true gem. Originally built in the late 1930s, this property exudes character and warmth throughout, making it the perfect place to call home.

Upon entering, you'll be greeted by a small entrance hallway that leads to the main living area. The living room boasts original flooring, thoughtfully reinsulated underneath, ensuring comfort and energy efficiency. Adding to the cozy atmosphere, a newly installed log burner takes center stage, providing a delightful focal point during colder evenings. The living room seamlessly flows into the kitchen breakfast room, creating a spacious and inviting living space.

The newly refurbished kitchen is elegantly positioned to overlook the beautiful garden at the rear of the property. The kitchen boasts a tasteful range of shaker style units, providing ample storage and workspace. It comes fully equipped with modern amenities, including an integrated electric oven with an Induction hob, and a fitted extractor hood. You'll also find the convenience of an integrated dishwasher, making daily chores a breeze. For added practicality, a utility cupboard with space for a washing machine is readily accessible from the dining area.

As you ascend to the first floor, a bright and airy landing awaits, guiding you to the three neutrally decorated bedrooms. Two of the bedrooms are generously sized doubles, while the third bedroom offers a cozy single room, perfect for various needs, such as a home office or dressing room. From the landing is also access to the part boarded loft space. The recently revamped shower suite is accessed via a space-saving pocket door, boasting a walk-in shower, a stylish vanity sink unit, and a low-level W.C.

Step outside and be captivated by the sunny, low-maintenance rear garden. The majority of the garden is thoughtfully laid to lawn, providing the ideal space for relaxation and outdoor activities. A patio path leads to a metal shed, offering additional storage for your gardening tools and equipment. Although a neighbouring property has a right of way through the garden to their rear garden, this does not detract from the overall privacy and serenity of this outdoor space.

Parking won't be an issue, as there is ample on-street parking available, ensuring convenience for residents and visitors alike.

In summary, this lovingly refurbished three-bedroom end-of-terrace home on Tren creek Road, Newquay, presents a unique opportunity to embrace the perfect blend of character and modern living. The recent updates, including a new air source central heating system, new wiring, new kitchen, and shower room, make this property move-in ready and set to impress. Don't miss out on the chance to call this delightful house your new home. Arrange a viewing today and see for yourself the wonderful lifestyle that awaits you at Tren creek Road.



## THELOCATION...

**LOCATION:** The hamlet of Tren creek is situated on the peripherals of Newquay Town Centre, approximately a mile out. Pedestrian shortcuts make walking into town reasonably convenient and the main secondary school of Tretherras is within a short walk.

Convenience is at your doorstep as well, with easy access to a range of amenities. Local shops, supermarkets, and restaurants are within a short distance, ensuring that daily essentials and dining options are always close by. Families will appreciate the proximity to well-regarded schools, providing quality education for children of all ages.

For those who enjoy the outdoors, the nearby countryside and coastal paths offer picturesque walking routes and breathtaking views of the surrounding landscape. Tren creek Road is also well-connected to public transportation, making it effortless to explore other parts of Newquay and beyond.

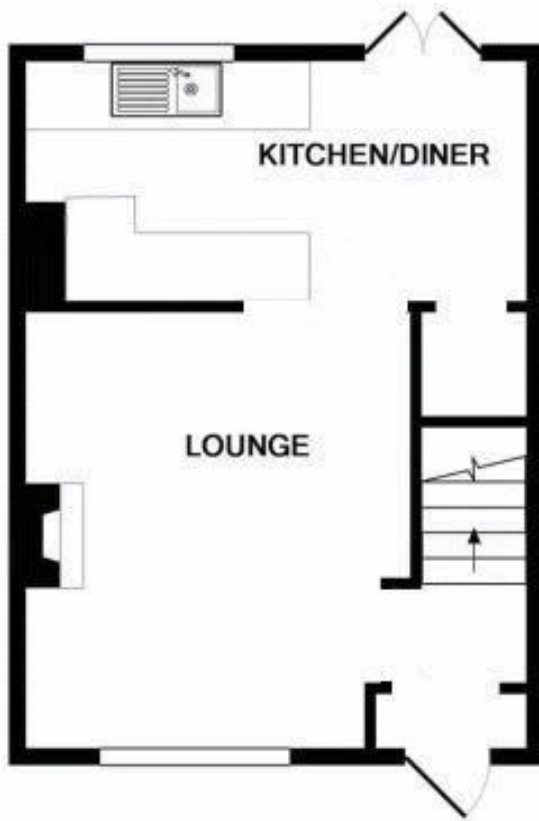
One of the standout features of this location is its proximity to some of Cornwall's most famous beaches. The stunning shores of Fistral Beach, Towan Beach, and Watergate Bay are just a stone's throw away. Whether you're a surfing enthusiast or simply seeking a place to relax by the sea, these beautiful beaches cater to all tastes.

With easy access to major roads and transport links, residents of 23 Tren creek Road can explore the wider wonders of Cornwall. The county's rich history, cultural attractions, and picturesque landscapes await to be discovered, providing a world of adventure right on your doorstep. The property is located next door to the local allotments giving the chance for someone to really make the most of this offering!

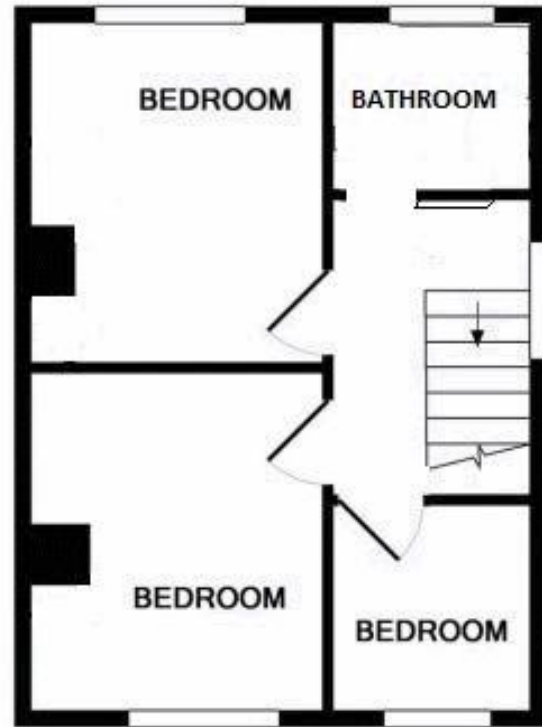




# THE FLOORPLAN...



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## THE DIMENSIONS...

### Entrance Hall

5' 7" x 4' 0" (1.70m x 1.22m)

### Living Room

11' 9" x 13' 1" (3.58m x 3.98m)

### Kitchen/Breakfast Room

14' 10" x 7' 8" (4.52m x 2.34m)

### Utility Cupboard

### First Floor

9' 4" x 2' 8" (2.84m x 0.81m)

### Bedroom 1

10' 8" x 8' 11" (3.25m x 2.72m)

### Bedroom 2

10' 5" x 8' 9" (3.17m x 2.66m)

### Bedroom 3

6' 5" x 5' 10" (1.95m x 1.78m)

### Shower Room

5' 10" x 4' 9" (1.78m x 1.45m)

## MORE INFO...

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email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.