



The Newlyn, Trevemper Road, Newquay, Cornwall, TR7 2HS

A DETACHED TWO BEDROOM HOUSE WITH 2 PARKING SPACES.

£295,000
Freehold

our ref: CNN10214

KEY FEATURES



2

- THREE BEDROOM SEMI DETACHED HOME
- NEWQUAYS NEWEST DEVELOPMENT IN A BRILLIANT LOCATION
- 10 YEAR NHBS, AND 2 YEAR DEVELOPER WARRANTY
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING TO ALL HOMES
- OPEN PLAN KITCHEN/DINING
- DOUBLE GARAGE
- ENSUITE TO THE MASTER BEDROOM
- HIGH SPECIFICATION & PROFESSIONAL FINISH
- DOWNSTAIRS WC
- CLOSE TO PARKS, SCHOOLS & THE GANNEL ESTUARY



2



2

Energy rating (EPC) TBC

Council tax band: **2**

SUMMARY

Nestled on the fringes of the vibrant coastal town of Newquay, Trevemper stands as a cutting-edge development crafted by Wain Homes. Unveiling a collection of 2, 3, and 4-bedroom homes, this enticing project is set to hit the market in early 2024.

Distinguished by a meticulous sustainability strategy, the development commits to addressing key aspects such as transportation, energy efficiency, water conservation, waste reduction during construction, and the utilization of locally sourced Cornish materials.

Newquay, with its array of attractions, restaurants, cafes, and shops, surrounds Trevemper. Excellent transport connectivity is assured, with the airport just under 7 miles away and the nearest train station within a convenient 10-minute drive.

Trevemper strategically offers proximity to several primary school options and falls comfortably within the catchment areas of the town's esteemed secondary schools. Two large supermarkets within walking distance enhance the convenience, while the captivating Gannel Estuary opposite provides a picturesque backdrop. Additionally, the enchanting Trenance Boating Lake, gardens, and park are a leisurely stroll away, making it an ideal location for all age groups.

Renowned for its sandy coastline, Newquay presents a variety of beaches to explore practically every day of the week, making Trevemper the perfect new home for those seeking a balanced and vibrant coastal lifestyle.

ADDITIONAL INFO

FLOORPLAN & DIMENSIONS

Hall

WC

Kitchen

11' 8" x 8' 2" (3.55m x 2.49m)

Lounge/Diner

18' 2" x 11' 11" (5.53m x 3.63m)

Master bedroom

11' 3" x 11' 0" (3.43m x 3.35m)

En-suite

Bedroom 2

12' 6" x 10' 1" (3.81m x 3.07m)

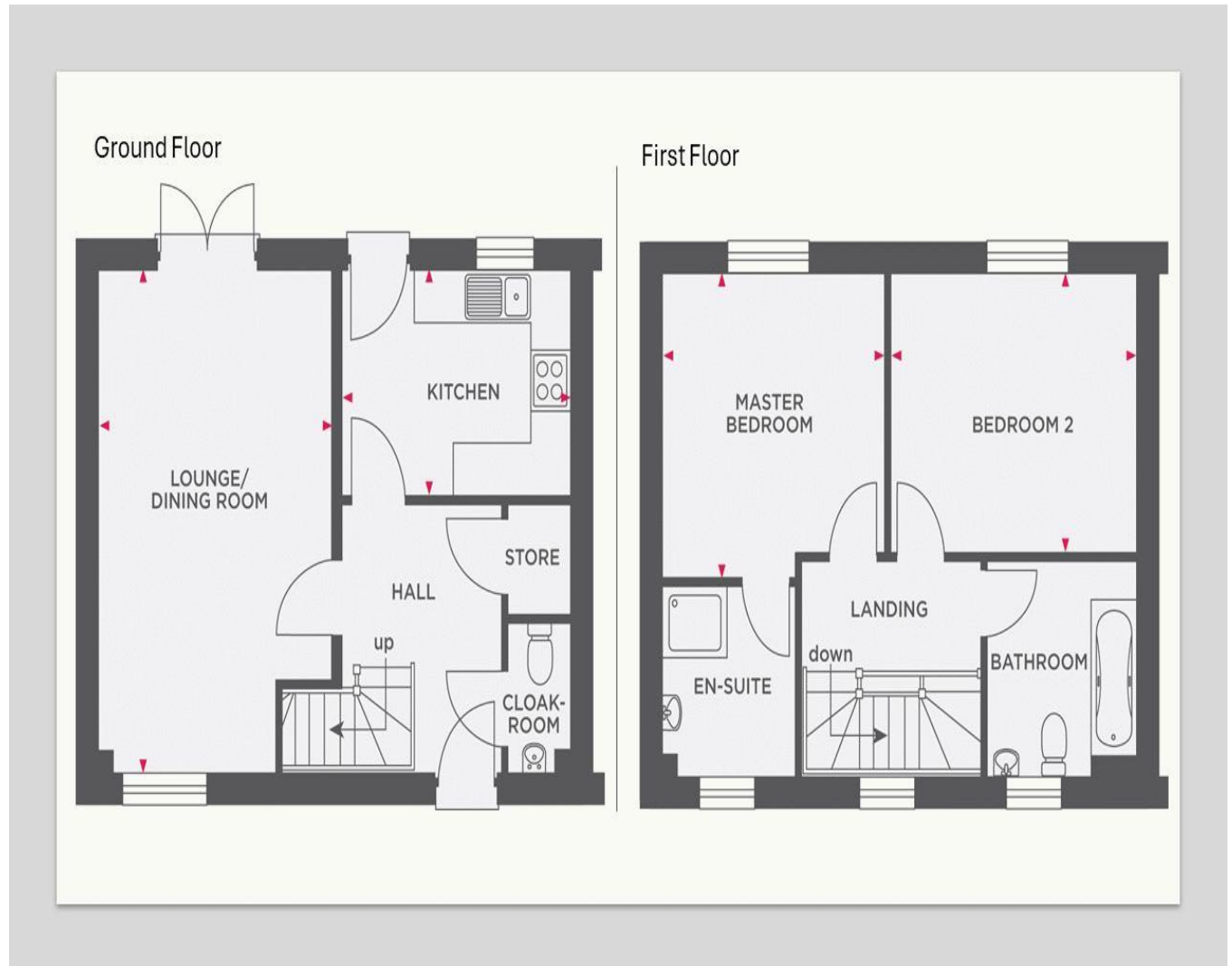
Family Bathroom

LIKE TO KNOW MORE?

☎ 01637 875 161

✉ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk



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.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).