



NEWQUAY
PROPERTY
CENTRE



7 Bownder Marhaus, Newquay, Cornwall, TR7 1GP

A BEAUTIFUL MODERN FAMILY HOME ON THE HIGHLY REGARDED DUCHY OF CORNWALL TREGUNNEL HILL DEVELOPMENT, JUST OUTSIDE THE TOWN CENTRE AND CLOSE TO BEACHES. THREE BEDROOMS, SPACIOUS KITCHEN/DINER, SUNNY GARDENS, GARAGE, PARKING AND NO CHAIN.

£325,000
Freehold

our ref: CNN9790

KEY FEATURES



3



1



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Energy rating (EPC) **C**

Council tax band: **C**

- MODERN TERRACED HOUSE WITH SUNNY GARDEN
- SPACIOUS KITCHEN/DINER WITH INTEGRATED APPLIANCES
- CLOSE PROXIMITY TO AMENITIES AND BEACHES
- THREE BEDROOMS
- MODERN TILED BATHROOM WITH SHOWER
- DOUBLE GLAZED WINDOWS AND GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN WITH GATED ACCESS
- GARAGE AND PARKING
- TRADITIONAL AESTHETIC WITH CONTEMPORARY DESIGN
- IDEAL FOR MODERN FAMILY LIVING

SUMMARY

Welcome to 7 Bownder Marhaus, a modern gem nestled within the highly sought-after Tregunnel Hill development in the Duchy of Cornwall. This beautifully designed terraced house combines contemporary living with traditional charm, offering the perfect sanctuary for modern family life.

Situated on the edge of the town centre, residents enjoy easy access to daily amenities and the renowned Fistral beach, just a short stroll away.

Step inside this three-bedroom haven to discover a thoughtfully laid-out space. The ground floor boasts a welcoming hallway leading to a convenient WC, a



front-facing lounge, and a spacious rear-facing kitchen/diner. Adorned with walnut effect units and integrated appliances, the kitchen seamlessly flows into the dining area, which opens to the sunny garden through patio doors. Upstairs, three bedrooms await, including two doubles and a single, along with a modern tiled bathroom featuring a shower over the bath. With double glazed windows, gas-fired central heating, and a sleek modern finish throughout, this home is ready to embrace its new owners. Outside, the enclosed rear garden offers a private oasis, complete with gated access to a garage and parking.

In summary, 7 Bownder Marhaus presents a modern, well-appointed terraced house ideally located for families seeking a

blend of contemporary comfort and coastal convenience. With its spacious living areas, sunny garden, and proximity to amenities and beaches, this property offers a lifestyle of ease and enjoyment.

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magma.rekindle.airbag



ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

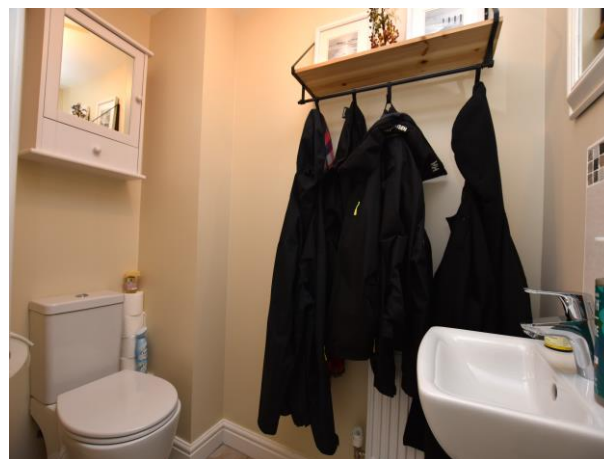
Parking: Garage and Driveway

Heating and hot water: Gas Central Heating for both

Covenants: No Holiday Letting

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall and Stairs

13' 7" x 7' 0" (4.14m x 2.13m) Max measurements

WC

6' 2" x 3' 3" (1.88m x 0.99m)

Lounge

13' 0" x 9' 7" (3.96m x 2.92m)

Kitchen/Diner

17' 1" x 10' 0" (5.20m x 3.05m)

First Floor Landing

10' 1" x 6' 10" (3.07m x 2.08m) Max measurements inc Stairs

Bedroom 1

12' 10" x 8' 8" (3.91m x 2.64m)

Bedroom 2

10' 5" x 9' 11" (3.17m x 3.02m)

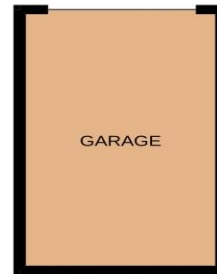
Bedroom 3

6' 10" x 6' 6" (2.08m x 1.98m)

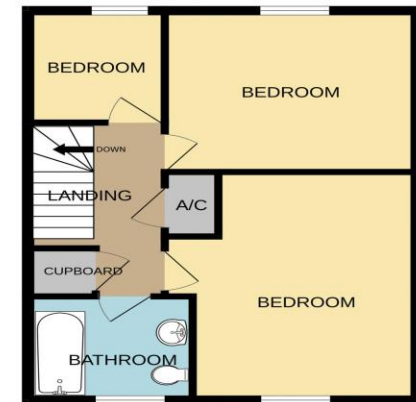
Bathroom

8' 0" x 6' 3" (2.44m x 1.90m)

GROUND FLOOR



1ST FLOOR



LIKE TO KNOW MORE?

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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