



## 42 Tredour Road, Newquay, Cornwall, TR7 2EY

A BEAUTIFUL TWO-BEDROOM SEMI-DETACHED HOME ON THE SOUTHERN FRINGES OF THE TOWN OVERLOOKING THE MAJESTIC GANNEL ESTUARY, JUST A SHORT WALK TO THE TOWN AND BEACHES. IMMACULATE THROUGHOUT WITH REFITTED KITCHEN/BREAKFAST ROOM, ENCLOSED REAR GARDEN, AND ELEVATED SUN DECKS TO SOAK UP SUNSHINE AND VIEWS!

£269,500  
Freehold

our ref: CNN10276

## KEY FEATURES



2

- MODERN SEMI-DETACHED HOME WITH TWO BEDROOMS
- STUNNING SOUTH FACING VIEWS OVER THE GANNEL ESTUARY
- IMMACULATEDLY MAINTAINED AND EXTENSIVELY UPDATED
- GORGEOUS, REFITTED KITCHEN/DINER
- FRONT ASPECT CONSERVATORY
- ELEVATED SUN DECK TO SOAK UP THE VIEWS AND SUNSHINE
- ENCLOSED TWO SIDED REAR GARDENS
- UNRESTRICTED RESIDENT PARKING BAY AT THE FRONT
- SHORT WALK INTO TOWN AND NOT TOO FAR FROM BEACHES
- CLOSE TO TRENANCE PARK, GARDENS AND BOATING LAKE



2



1

Energy rating (EPC) **C**

Council tax band: **B**

## SUMMARY

Nestled on the southern side of Newquay's vibrant town centre, 42 Tredour Road offers the perfect blend of coastal living and modern comfort. This delightful two-bedroom property enjoys a tranquil, elevated position with breathtaking south-facing views over the stunning Gannel Estuary and surrounding countryside. Located on a peaceful no-through road, the home is a short stroll from the bustling high street and several of Newquay's renowned beaches, making it ideal for a wide range of buyers.

As you approach the property, you'll find convenient unrestricted resident parking directly in front. Concrete steps lead up to the home, offering privacy and a commanding view of the Estuary from the front garden's spacious sun deck. Bathed in sunshine throughout the day, this outdoor space is perfect for relaxing or entertaining while taking in the serene vistas.



Inside, the home is thoughtfully designed with an inviting layout. The bright and airy living room benefits from dual aspect windows and opens onto a cosy snug via patio doors, both of which provide peaceful living spaces filled with natural light. The kitchen/diner is a true standout, featuring a stylish shaker-style design, sociable breakfast bar, utility area, and access to the enclosed rear garden, making it a perfect space for both everyday living and entertaining.

Upstairs, two generously sized double bedrooms boast spectacular Estuary views. The modern shower suite is fully fitted, adding a touch of luxury to this charming home. Throughout the property, you'll find UPVC double glazing and gas-fired central heating, ensuring comfort and energy efficiency year-round.

The rear garden is enclosed and private, offering plenty of space for outdoor enjoyment. Mostly laid to lawn, the garden wraps around two sides of the property, providing ample room for family activities or quiet relaxation.

With its desirable location, stunning views, and well-maintained, modern interior, 42 Tredour Road is an excellent opportunity for first-time buyers, young families, or buy-to-let investors. Don't miss the chance to own this beautiful home and enjoy the very best of Newquay living!

FIND ME USING WHAT3WORDS: village.rational.snowy



## ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Residents Bay, 1st come 1st served

Heating and hot water: Gas Central Heating for both

Accessibility: External Steps to Entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Conservatory

8' 7" x 8' 4" (2.61m x 2.54m)

## Lounge

15' 4" x 8' 9" (4.67m x 2.66m)

## Sunroom/Snug

8' 7" x 5' 5" (2.61m x 1.65m)

## Kitchen/Diner

14' 7" x 7' 6" (4.44m x 2.28m)

## First Floor Landing

## Bedroom 1

14' 6" x 8' 9" (4.42m x 2.66m)

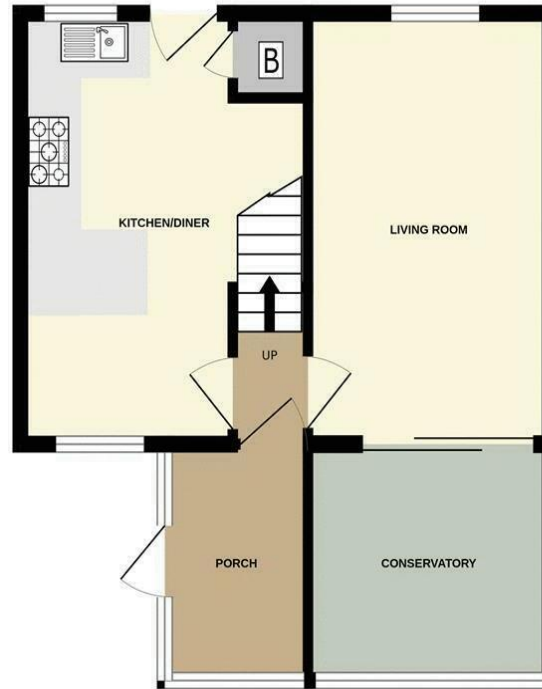
## Bedroom 2

8' 9" x 7' 7" (2.66m x 2.31m)

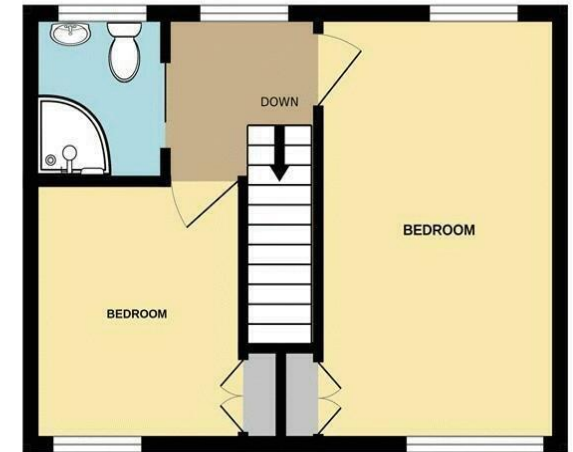
## Shower Room

5' 5" x 4' 9" (1.65m x 1.45m)

GROUND FLOOR



1ST FLOOR



## LIKE TO KNOW MORE?

📞 01637 875 161

✉️ [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)

🌐 [newquaypropertycentre.co.uk](http://newquaypropertycentre.co.uk)

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

**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).