



NEWQUAY
PROPERTY
CENTRE



20 Bownder Treveli, Lane, Newquay, Cornwall, TR8 4GE

A STUNNING FOUR/FIVE BEDROOM DETACHED FAMILY HOME IN A POPULAR NEWQUAY DEVELOPMENT. FLEXIBLE ACCOMODATION THROUGHOUT. GARAGE AND PARKING, LOW MAINTENANCE SOUTH FACING REAR GARDEN. OFFERED WITH ON ONWARD CHAIN.

£350,000
Freehold

our ref: CNN10540

KEY FEATURES



5

- FOUR/FIVE BEDROOM FAMILY HOME
- FLEXIBLE ACCOMODATION
- OPEN PLAN KITCHEN DINER ONTO GARDEN
- UTILITY ROOM & DOWNSTAIRS W/C
- LOW MAINTENANCE & ENCLOSED REAR GARDEN
- SOUTH FACING PLOT
- GARAGE WITH LIGHTING & POWER
- NO ONWARD CHAIN
- POPULAR FAMILY DEVELOPMENT
- ALL MAIN SERVICES



3



3

Energy rating (EPC) **B**

Council tax band: **D**

SUMMARY

Welcome to 20 Bownder Treveli, a modern and family friendly four bedroom detached home only build in 2018! Offered with no onward chain, this modern property is perfect for families seeking spacious and versatile living.

Located in the Goldings development, Bownder Treveli offers a family-friendly atmosphere on the outskirts of town, just a mile and a half from the centre. In the vicinity, residents enjoy access to various daily amenities, including supermarkets, a popular primary school, a traditional pub, and the picturesque Trenance park, gardens, and boating lake. The Goldings area is known for its safe suburban setting, making it an ideal place for families, and Bownder Treveli is no exception.

Upon entering, you're greeted by a bright and airy hallway that leads to the main living areas. At the front of the house, you'll find a well-proportioned living room and an additional office/playroom,



which could easily serve as a fifth bedroom. Within the office is an additional storage cupboard.

At the rear, the expansive kitchen diner spans the width of the property, featuring a stylish breakfast bar, stainless steel sink and drainer unit, integrated electric oven with a gas hob and extractor, and ample space for a large family dining table. From the dining area there are French doors leading to the garden. The kitchen is further enhanced by a utility room with space for a washing machine, a wall-mounted boiler, and access to both the downstairs W/C and the rear garden.

Upstairs, a spacious landing connects to four generously sized bedrooms, all benefiting from fitted wood blinds for a sleek, modern look. The master bedroom offers a modern ensuite shower room, while the remaining bedrooms share a contemporary family bathroom.

Outside, the south-facing rear garden enjoys plenty of sunshine and is designed for low maintenance, featuring two tiers of fully enclosed patio space—ideal for

outdoor entertaining. A garden shed provides additional storage. The property also boasts parking for two cars, with a detached garage equipped with power and lighting. A rear gate offers easy access to the garage and parking.

This exceptional home, complete with fitted wood blinds throughout, offers modern living in a prime location with the convenience of no onward chain, making it a must-see for any family looking to move straight in.

FIND ME USING WHAT3WORDS:campsites.lunges.repaying



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: Garage & Driveway

Heating and hot water: Gas Central Heating

Accessibility: Level access at the front

Mining: Standard searches include a Mining Search.

Estate Management Fee: £156 per annum



FLOORPLAN & DIMENSIONS

Entrance Hall

Living Room

13' 3" x 10' 7" (4.04m x 3.22m)

Office/Bedroom 5

10' 9" x 9' 10" (3.27m x 2.99m)

Kitchen/Diner

20' 2" x 9' 6" (6.14m x 2.89m)

Utility Room

5' 3" x 6' 1" (1.60m x 1.85m)

Downstairs W/C

5' 2" x 3' 1" (1.57m x 0.94m)

First Floor Landing

Bedroom One

11' 3" x 10' 11" (3.43m x 3.32m)

Ensuite

6' 0" x 3' 9" (1.83m x 1.14m)

Bedroom Two

9' 10" x 9' 3" (2.99m x 2.82m) max

Bedroom Three

11' 6" x 10' 11" (3.50m x 3.32m)

Bedroom Four

8' 2" x 7' 6" (2.49m x 2.28m)

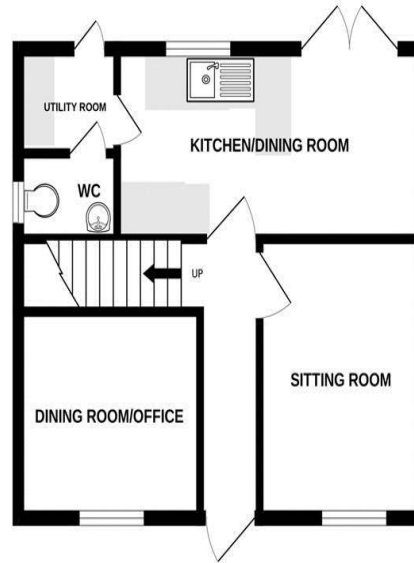
Bathroom

8' 1" x 6' 5" (2.46m x 1.95m)

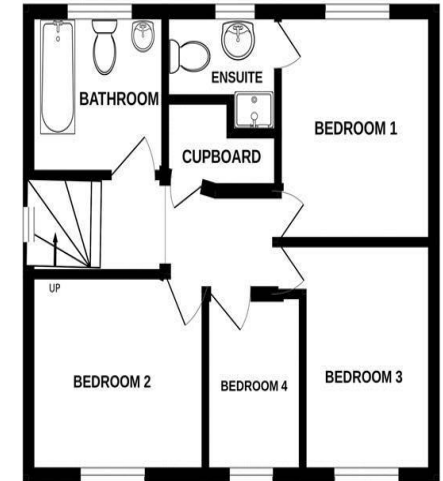
Garage

18' 11" x 9' 8" (5.76m x 2.94m)

GROUND FLOOR



1ST FLOOR



LIKE TO KNOW MORE?

📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

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.
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).