



## 2 Bredon Court, Tower Road, Newquay, Cornwall, TR7 1AW

A 2 BEDROOM TOWNHOUSE IN THE PRESTIGIOUS BREDON COURT DEVELOPMENT BOASTING SPACIOUS ACCOMMODATION THROUGHOUT, OPEN PLAN KITCHEN DINER AND DOWNSTAIRS W/C INCLUDING SECURE GATED PARKING, LARGE SUNNY REAR GARDEN AND NO ONWARD CHAIN.

£325,000  
Freehold

our ref: CNN10320

## KEY FEATURES



2



1



2

Energy rating (EPC) **C**

Council tax band: **B**

- WELL PRESENTED HOME
- SUNNY ENCLOSED GARDEN
- TWO SPACIOUS BEDROOMS
- GATED COMPLEX
- HIGHLY DESIRABLE DEVELOPMENT
- ALLOCATED PARKING
- IDEAL HOME OR INVESTMENT
- GAS FIRED CENTRAL HEATING
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS W/C

## SUMMARY

Welcome to Bredon Court, Newquay, a premier development renowned for its luxurious accommodations. This exclusive community is perfectly situated in a tranquil and tucked-away location, offering the best of both worlds: peace and privacy, along with the vibrant energy of Newquay's attractions. Just a short stroll away, you'll find the world-famous Fistral Beach, known for its stunning views and excellent surfing conditions, as well as the bustling town centre with its array of shops, restaurants, and entertainment options.

Bredon Court is an ideal choice whether you're seeking a serene second home, a potentially lucrative investment property, or a comfortable main residence. The beautifully presented gated community ensures security and exclusivity, making it a highly desirable place to live.

This Particular offering is a rare gem—a two-bedroom townhouse well presented and ready to move in. The property boasts a thoughtfully designed layout, featuring an open-plan kitchen and dining area, a separate lounge, a convenient downstairs WC, and two spacious double bedrooms. The private, sunny garden is low-maintenance, perfect for relaxing or entertaining.



The entrance porch provides a practical space for coats and shoes, leading into the main living areas. The kitchen is modern and well-equipped, with ample worktop space, an inbuilt oven, hob, extractor, and room for essential appliances. The adjoining dining area makes it easy to entertain guests or enjoy family meals. The lounge is bright and welcoming, with a window that allows natural light to flood the space and a staircase that leads to the upper floor.

Upstairs, both bedrooms are generously sized, providing plenty of room for a variety of furniture arrangements. The main bedroom features an inbuilt wardrobe, offering convenient storage. The family bathroom has been tastefully updated, featuring a contemporary white suite, a corner shower, and elegant floor-to-ceiling tiles.

The current owners have also added additional storage in the lost space by boarding the floor and making it easily accessible with a fitted loft ladder.

The exterior of the property is equally impressive. The rear garden is designed for ease of maintenance and enjoyment, with two tiers that offer ample space for outdoor furniture and activities. It's a suntrap that benefits from all-day sunshine, making it an ideal spot for entertaining or simply unwinding.



Additionally, the property includes an allocated parking space within the gated development, ensuring your vehicle is secure and easily accessible. Visitor spaces can be found externally by the entrance.

This exceptional property is being sold chain-free. Viewing is highly recommended to fully appreciate all that this townhouse has to offer. Don't miss out on the opportunity to own a piece of Bredon Court, Newquay's most coveted address.

Agents notes:- The site maintenance is approximately £756.43 P.A

FIND ME USING WHAT 3 WORDS: Wicked.Steam.Guardian



## ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: x 1 allocated

Heating and hot water: Gas Central Heating for both

Accessibility: Level access

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Hall

## Lounge

15' 6" x 14' 7" (4.72m x 4.44m)

## Kitchen/Diner

15' 6" x 9' 4" (4.72m x 2.84m)

## Bedroom 1

15' 6" x 9' 5" (4.72m x 2.87m)

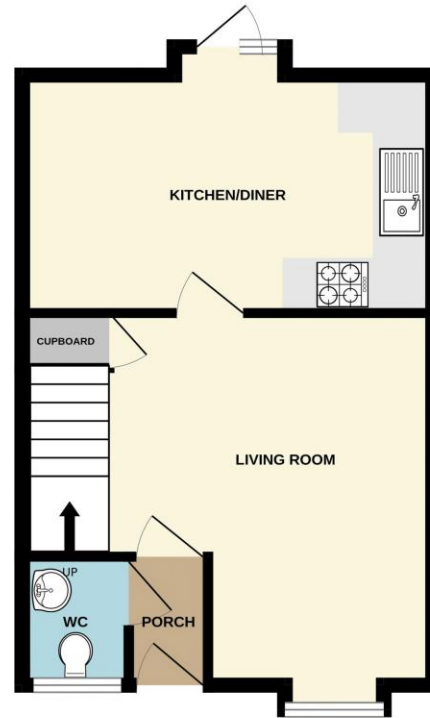
## Bedroom 2

12' 8" x 8' 6" (3.86m x 2.59m)

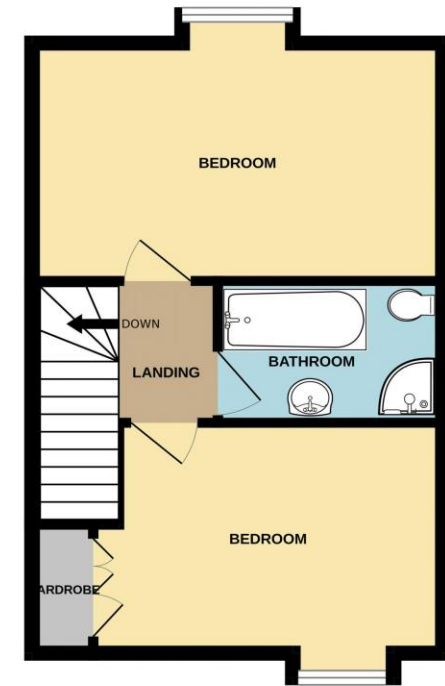
## Bathroom

8' 7" x 5' 6" (2.61m x 1.68m)

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



## LIKE TO KNOW MORE?

📞 01637 875 161

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

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TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) approx.  
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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