



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

IMMACULATLY PRESENTED TWO-BEDROOM HOME IN THE POPULAR GOLDINGS DEVELOPMENT ON THE EDGE OF NEWQUAY. STYLISH INTERIORS WITH A MODERN KITCHEN, UPDATED SHOWER ROOM, AND SPACIOUS LIVING AREAS. BEAUTIFULLY LANDSCAPED GARDEN AND ALLOCATED PARKING INCLUDED.

Guide Price £235,000
Freehold

our ref: CNN6054

KEY FEATURES



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Energy rating (EPC) **B**

Council tax band: **B**

- IMMACULATELY PRESENTED THROUGHOUT
- SUNNY WESTERLEY FACING GARDEN
- MODERNISED SHOWER ROOM
- TWO DOUBLE BEDROOMS
- SPACIOUS GROUND FLOOR WC
- RECENTLY FITTED STYLISH KITCHEN
- ALLOCATED PARKING SPACE
- POPULAR FAMILY DEVELOPMENT
- REMAINDER OF NHBC WARRANTY
- CLOSE TO LOCAL AMENITIES

SUMMARY

Located on the fringes of Newquay in the sought-after Goldings development, 2 Bownder Trevelli offers the perfect blend of modern living and convenient access to local amenities and transport links. This popular family-friendly area is ideal for those seeking a peaceful yet connected lifestyle.

Arguably one of the finest two-bedroom homes currently available, this beautifully presented property has been upgraded to an exceptional standard throughout. With a stylish, contemporary décor and recently renovated kitchen and shower room, it is truly turnkey ready for its next proud owners.

Upon entering, you are welcomed by a spacious entrance hall that leads to all ground floor accommodation. A downstairs WC adds practicality and is a valuable feature for family life.



The generously proportioned lounge provides ample space for a range of furnishings and benefits from a useful under-stair storage cupboard. To the rear, the stunning kitchen/diner has been recently modernised with elegant shaker-style units and the addition of extra built-in storage—ideal for both everyday living and entertaining.

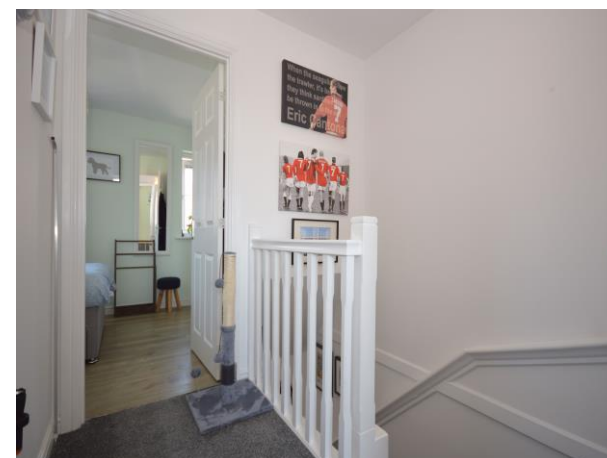
Upstairs, you'll find two generously sized double bedrooms and a beautifully updated modern shower room, all continuing the home's high standard of finish.

Outside, the rear garden is a true highlight—expertly landscaped to offer a raised terrace area and a lush green lawn, making it the perfect outdoor retreat.

The property also benefits from one allocated parking space to the front, with further on-street parking available.

In summary, 2 Bownder Trevelli is an outstanding example of a modern home, presented to the highest standards throughout. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

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ADDITIONAL INFO

Tenure: Freehold

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: Allocated space x 1

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.

Estate Management Fee: £150 per annum

FLOORPLAN & DIMENSIONS

Hallway

9' 6" x 3' 9" (2.89m x 1.14m)

WC

4' 0" x 2' 9" (1.22m x 0.84m)

Lounge

15' 2" x 9' 7" (4.62m x 2.92m)

Kitchen/Diner

12' 7" x 7' 11" (3.83m x 2.41m)

Bedroom One

12' 9" x 8' 7" (3.88m x 2.61m)

Bedroom Two

12' 9" x 8' 1" (3.88m x 2.46m)

Shower Room

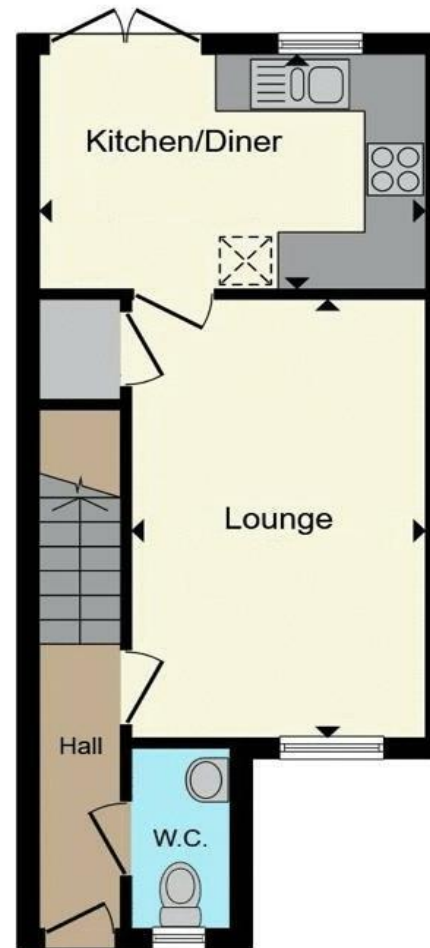
6' 6" x 6' 3" (1.98m x 1.90m)

LIKE TO KNOW MORE?

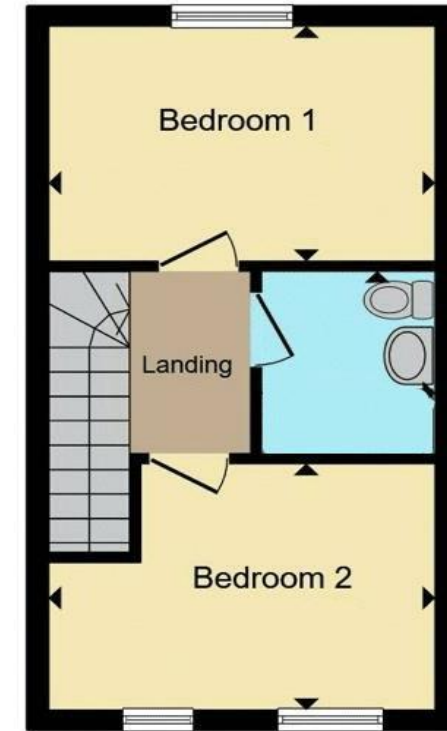
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Ground Floor



First Floor

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