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## 20 Trebarwith Crescent, Newquay TR7 1DX

**£215,000**

A VERY CONVENIENTLY LOCATED, EXCEPTIONALLY SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH A GARAGE LOCATED JUST A FEW HUNDRED METRES FROM TOWAN BEACH AND THE TOWN CENTRE. THIS PROPERTY IS BEAUTIFULLY PRESENTED THROUGHOUT WITH NO HOLIDAY LET RESTRICTION.

PROPERTY TYPE: Maisonette

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- TWO BEDROOM FIRST FLOOR MAISONETTE
- GARAGE
- SPACIOUS, BRIGHT ACCOMMODATION
- JUST A FEW MINUTES WALK TO THE TOWN AND BEACHES
- MODERN, ELECTRIC HEATING
- IMMACULATELY PRESENTED
- NO RESTRICTIONS, HOLIDAY LETTING AND PETS ARE PERMITTED.
- PRIVATE TERRACE
- SMALL DEVELOPMENT OF JUST SIX PROPERTIES

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#### DESCRIPTION:

Trebarwith Crescent is located right in the heart of Newquay, just a few short steps to the town centre and Towan Beach. The town centre offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings. This property offers far more than a place to simply rest your head at night...it is a great base to enjoy all that Newquay has to offer.

Trebarwith Court is a well kept building comprising of just six properties, each owning a share of the freehold.

A staircase at the rear leads up to this first floor maisonette. A bright and welcoming hallway with an under-stairs storage cupboard and stairs to the first floor guides you into the accommodation. On the right, you will find the kitchen which has a window to the rear and a good range of modern units with space for a washing machine, oven and fridge freezer. On the other side, the lounge is a warm and inviting room with two large southerly facing windows allowing an abundance of natural light to flood this room all day. There's ample space for plenty of furniture and a dining table.

Both double bedrooms can be found on the first floor, one at the front and one at the rear. Also on the first floor, you will find an airing cupboard housing the water tank and a well presented bathroom with the advantage of natural light, a bath and a shower over.

Throughout this property, the decor is modern and fresh with a mixture of laminate flooring and carpets. The windows are all upvc double glazed and there's modern electric heating throughout.

This property is held on a 999 year lease that was new in 1997. The service charge is £1043.66 per annum. There are no restrictions, holiday letting and pets are permitted. Each of the six owners owns a 1/6 share of the freehold.

Externally, there is a terrace just outside the main door and a garage in a block at the rear.

In summary, If you're looking for an exceptional 'turn key' property within walking distance of the town centre and many beaches this could be the one!

Hallway  
3.18m x 1.96m (10'5 x 6'5)

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Kitchen  
3.15m x 2.06m (10'4 x 6'9)

Lounge Diner  
4.80m x 4.17m (15'9 x 13'8)

Bedroom 1  
4.14m x 3.30m (13'7 x 10'10)

Bedroom 2  
4.19m x 3.18m (13'9 x 10'5)

Bathroom  
2.13m x 2.06m (7'0 x 6'9)

Garage  
4.98m x 2.51m (16'4 x 8'3)

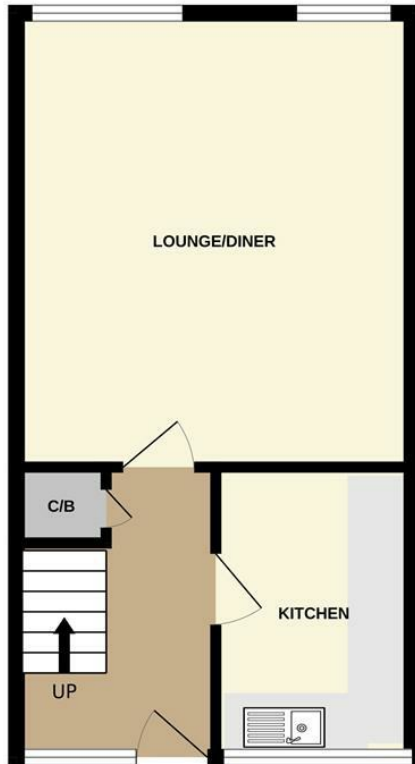
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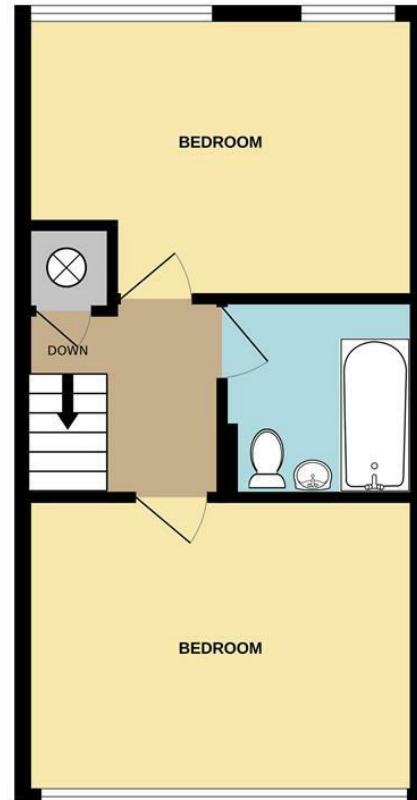
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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