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## 18b Trethewey Way, Newquay TR7 2AE

**£440,000**

A UNIQUE HIGH SPEC THREE BEDROOM DETACHED HOUSE WITH A NEAT SOUTHERLY FACING GARDEN, DRIVEWAY PARKING AND EXCEPTIONAL VIEWS OF THE RIVER GANNEL. THIS PROPERTY IS WELL LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE AND MANY BEACHES.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- THREE BEDROOM DETACHED HOUSE WITH RIVER GANNEL VIEWS
- BUILT IN 2022 TO A HIGH SPEC
- SOUTHERLY FACING 'SUN TRAP' GARDEN
- OPEN PLAN REVERSE STYLE LIVING
- MAIN BEDROOM EN SUITE
- GAS CH AND AIR CONDITIONING
- ALL MAINS SERVICES
- NO ONWARD CHAIN
- EV CAR CHARGER

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#### DESCRIPTION:

Welcome to Number Eighteen B Trethewey Way, this two year old detached house is well located in the picturesque town of Newquay. This property boasts spectacular River Gannel views, a southerly facing garden and reverse style living ensuring you can enjoy the view whilst relaxing.

Situated in the beautiful coastal town of Newquay, you'll have easy access to the stunning beaches and beautiful coastline that it's renowned for. Imagine taking leisurely strolls along the sandy shores or enjoying water activities in the crystal-clear waters of the River Gannel, just minutes away. In addition to the natural beauty surrounding the area, you'll find a variety of amenities nearby. From charming cafes and restaurants to bustling bars and shops, everything you need is just a stone's throw away. Families will appreciate the proximity to schools, making the daily school run a breeze.

A welcoming hallway guides you into this property and gives access to the three bedrooms all on the ground floor. They are all doubles with two at the rear with sliding doors to the garden and the other at the front, currently utilised as a study. The main bedroom has an air conditioning unit and a luxurious en suite shower room with a double shower and high end tiling. As you would expect, the family bathroom is flawlessly presented featuring a bath and a shower. Within the hallway, there's a utility cupboard with space and plumbing for a washing machine and tumble dryer. The combination boiler is within this cupboard along with the CCTV unit.

The impressive first floor kitchen lounge diner is exceptionally spacious with views that you will instantly be drawn to...practically there's a good range of 'on-trend' navy blue units with an integrated dish washer, space for a fridge and freezer, an eye level double oven, a microwave and electric hob with an island loosely dividing the area and providing useful additional storage and a more casual dining spot.

This is a brilliant family room with ample space for cooking, dining and relaxing with friends and family. The natural light and views are simply exceptional.

This property has gas central heating and two air conditioning units, one in the main bedroom and one upstairs. The loft is boarded and accessed via a pull down ladder. This property has the benefit of a ten year build zone warranty with eight years currently remaining.

Externally, there's off road parking for three cars at the front and at the rear, you will find a neat, low maintenance southerly facing garden with some planted borders and beds and a large shed which has power. There's a hot and cold tap at the front and a further cold tap any the rear.

In summary, this gorgeous property is only two years old and is presented to the highest standard with jaw dropping views. The location is perfect for family life by the sea and there's no onward chain!

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Lounge Kitchen Diner

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Hallway  
4.45m x 1.09m (14'7 x 3'7)

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Bedroom 1  
3.20m x 3.12m (10'6 x 10'3)

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En Suite  
2.06m x 1.14m (6'9 x 3'9)

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Bedroom 2  
3.12m x 2.74m (10'3 x 9'0)

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Bedroom 3  
3.12m x 2.62m (10'3 x 8'7)

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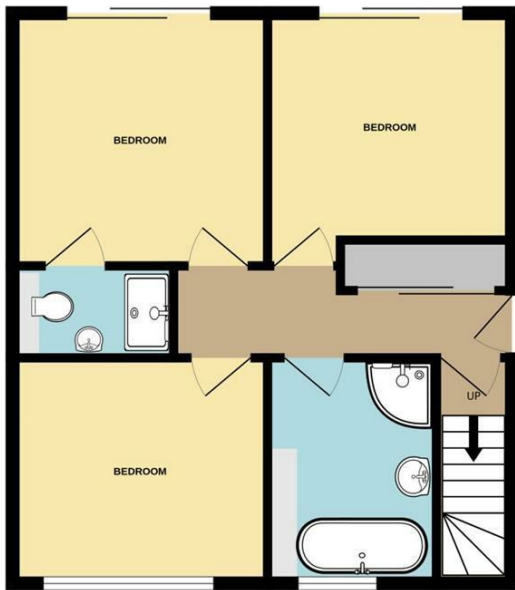
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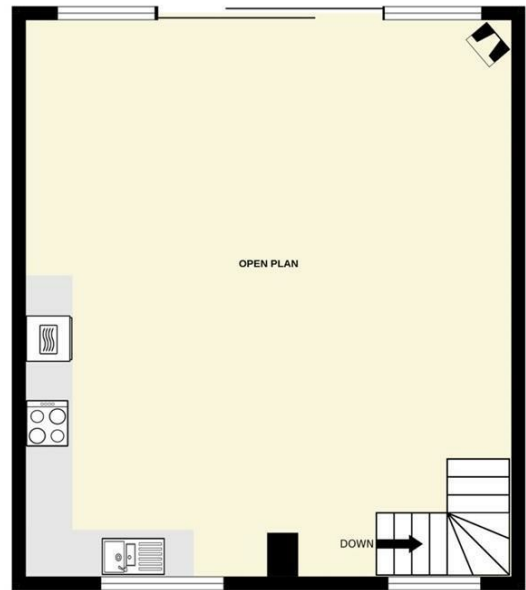
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>	83	94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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