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42 Tredour Road, Newquay TR7 2EY

£285,000

A SPACIOUS AND CHARMING TWO BEDROOM HOUSE WITH RIVER GANNEL VIEWS FROM MANY ROOMS. THIS PROPERTY IS IN GREAT CONDITION, HAS A SUN ROOM AND AN ENCLOSED, PRIVATE REAR GARDEN LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE, MANY BEACHES AND THE RIVER GANNEL IDEAL FOR FTB WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO BEDROOM HOUSE WITH RIVER GANNEL VIEWS
- CONSERVATORY AND SUN ROOM
- ENCLOSED, PRIVATE REAR GARDEN
- IMMACULATELY PRESENTED THROUGHOUT
- MANY DUAL ASPECT ROOMS
- SOUTHERLY FACING SUN DECK
- ALL MAINS SERVICES
- NO ONWARD CHAIN

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DESCRIPTION:

Tredour Road is a well located, convenient street, tucked away yet within walking distance of the town centre, schools and many beaches. This area provides easy access in and out of the main town which is a vibrant coastal town offering a diverse range of shops, cafes, bars and restaurants. It is situated on the fringes of Newquay and within walking distance of the beautiful River Gannel. Homes in this quiet location do not come onto the market that often, it's very popular with families with easy access to many of Newquay's attractions and within walking distance of Trenance Learning Academy.

This property has been lovingly cared for for over twenty years by the current owner. It's immaculately presented throughout with a modern kitchen and bathroom and River Gannel views from all of the front facing rooms.

A warm and welcoming sun room guides you into the hallway which has stairs to the first floor. On the left, you will find the modern kitchen diner which has a good range of gloss units with an integrated oven and gas hob with space for a tall fridge freezer and a washing machine. This dual aspect room enjoys views of the River Gannel at the front and has a door to the rear garden. On the other side, the lounge has a cosy feel, with a window to the rear and access to the conservatory at the front which provides useful reception space and has an elevated view towards the river, a great spot to sit back and watch the ever changing River Gannel.

Both bedrooms can be found on the first floor, the main bedroom has dual aspect windows, again with gorgeous views to the front and the benefit of built in storage, the second bedroom also enjoys the Gannel view and has built in storage. Also, on the first floor you will find the shower room which is bright and very well presented with a shower, wc and wash basin.

This property has gas central heating powered by a combination boiler located in the kitchen and upvc double glazing throughout.

Externally, the front garden is southerly facing and offers a fabulous vista of the Gannel. There's a sun deck and plenty of space to enjoy the sunshine. At the rear, the garden is enclosed and private, a gorgeous and interesting garden that is well established with plenty of shrubs and trees. There's a summer house, a lawned area and a shady area for those very hot days!

In summary, this really is a brilliant home in a great location, close to the town centre and many beaches ideal for smaller families and first time buyers offered with no onward chain.

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Kitchen Diner
4.45m x 2.29m (14'7 x 7'6)

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Sun Room
2.62m x 1.65m (8'7 x 5'5)

.

Lounge
4.67m x 2.67m (15'4 x 8'9)

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Conservatory
2.62m x 2.54m (8'7 x 8'4)

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Bedroom 1
4.42m x 2.67m (14'6 x 8'9)

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Bedroom 2
2.67m x 2.31m (8'9 x 7'7)

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Bathroom
1.65m x 1.45m (5'5 x 4'9)

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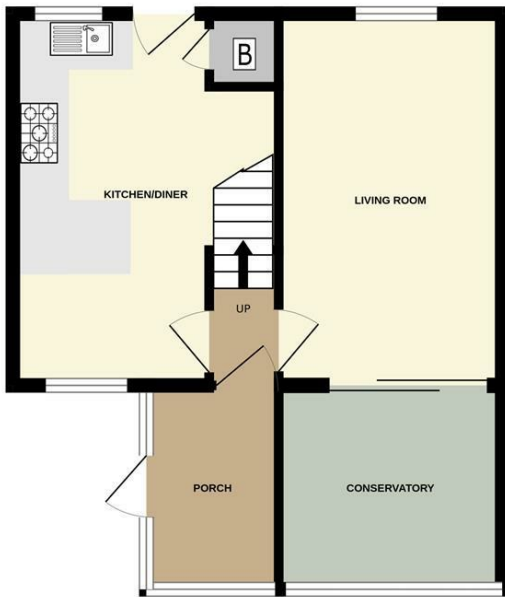
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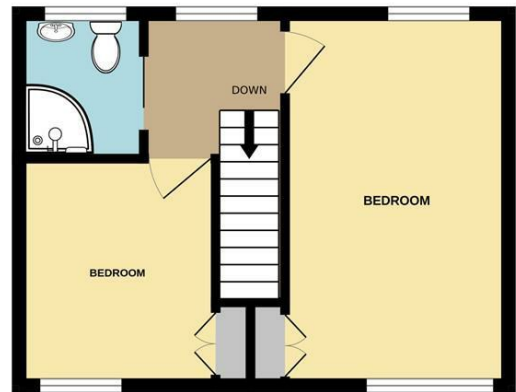
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FLOORPLAN:

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) 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			
		70	87

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

England & Wales EU Directive 2002/91/EC

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