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Trevilla Parkenbutts, Newquay TR7 3HE

£310,000

A TWO DOUBLE BEDROOM DETACHED DORMER BUNGALOW WITH EXCEPTIONALLY SPACIOUS ACCOMMODATION, AMPLE DRIVEWAY PARKING AND A NEAT ENCLOSED REAR GARDEN LOCATED IN A QUIET TUCKED AWAY PART OF ST COLUMB MINOR VILLAGE WITHIN EASY WALKING DISTANCE OF PORTH BEACH, PRIMARY AND SECONDARY SCHOOLS AND DAILY AMENITIES. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

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

FEATURES:

- SPACIOUS, DETACHED TWO DOUBLE BEDROOM HOME
- AMPLE DRIVEWAY PARKING
- SPACIOUS LIVING ACCOMMODATION
- LOW MAINTENANCE REAR GARDEN
- QUAIN AND POPULAR VILLAGE LOCATION
- EASY WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- WALKING DISTANCE TO PORTH BEACH
- NO ONWARD CHAIN
- FURNITURE AVAILABLE BY SEPARATE NEGOTIATION

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DESCRIPTION:

The village of St Columb Minor is quaint, popular and steeped in history. It lies approximately two miles from the main town of Newquay and has a good range of day to day amenities including a Co-op, a post office, a barbers and a popular family friendly pub. The community within St Columb Minor is thriving, within the village there is a beautiful 15th Century Church, a very well regarded Primary School and Treviglas Academy for secondary education. The nearest beach is at Porth and is popular with families being sheltered by headlands on both sides. It is approximately a fifteen minute walk away and you will find a family friendly pub on the beach and a number of cafes.

Trevilla is located in a tucked position close to the Church in a peaceful part of the village on Parkenbutts. This modern property offers ample parking, spacious living accommodation and a neat enclosed rear garden.

A welcoming entrance hallway with stairs to the first floor guides you into this property. You will find the lounge on the left which has a window to the front and a double bedroom on the right also with a window at the front. The kitchen, at the rear features a gorgeous vaulted ceiling and has an abundance of natural light thanks to the dual aspect windows and velux windows. This space really is the hub of the home with ample space for cooking, dining and relaxing. Loosely divided into a practical kitchen and a dining area with doors to the rear garden there's ample space to entertain. The kitchen offers a generous range of cream gloss units with an integrated microwave, oven, dish washer and fridge freezer.

Off from the kitchen, there's a useful utility room with space and plumbing for a washing machine and tumble dryer. Also on the ground floor, you will find the fully tiled main family bathroom featuring a 'P' bath with shower over.

On the first floor, the main double bedroom is a great size with a window to the front. There's also a dressing room/walk in wardrobe currently used as a bedroom with plenty of eaves storage and to complete the first floor there's a shower room with a walk in double shower.

This property has gas central heating throughout powered by a combination boiler located in the utility room. There's gas central heating throughout.

Externally, there's ample driveway parking for three cars at the front and at the rear, the garden is low maintenance and private with a shed and a patio area enjoying a westerly aspect.

In summary, this property offers plenty of space and versatile accommodation located in a quiet tucked away part of St Columb Minor offered with no onward chain.

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Lounge
4.45m x 3.51m (14'7 x 11'6)

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Kitchen Diner
6.60m x 4.22m (21'8 x 13'10)

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Bedroom 2
3.25m x 2.74m (10'8 x 9'0)

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Bathroom
3.15m x 2.13m (10'4 x 7'0)

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Bedroom 1
4.57m x 3.23m (15'0 x 10'7)

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Dressing Room
3.56m x 2.74m (11'8 x 9'0)

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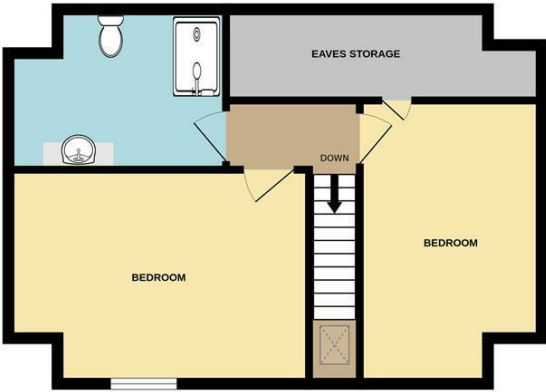


FLOORPLAN:

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		89
	(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) 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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