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31 Wilson Close, Newquay TR7 3FE

£1,400 Per month

AN EXCEPTIONAL FOUR BEDROOM SEMI DETACHED FAMILY HOME PRESENTED TO THE HIGHEST STANDARD WITH A LOW MAINTENANCE 'SUN TRAP' GARDEN, GARAGE AND ALLOCATED PARKING.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- FOUR BEDROOM FAMILY HOME
- GARAGE AND PARKING
- BEAUTIFULLY PRESENTED
- SUNNY, LOW MAINTENANCE GARDEN
- CONVENIENTLY POSITIONED, FAMILY FRIENDLY LOCATION
- EN SUITE MAIN BEDROOM
- EASY WALKING DISTANCE TO TRETHERRAS SCHOOL
- LONG TERM LET

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DESCRIPTION:

Available from early November is this lovely family home that is located at Trevenson Meadows which is a modern development on the edge of Newquay with easy access to many beaches, the coast path and the town. Tretherras Academy & Primary is approximately a 10 minutes walk.

A spacious entrance hallway with a cloakroom, understairs cupboard and stairs to the first floor guides you into this family home where you will find the kitchen diner on the right and the lounge on the other side. The kitchen diner which has a tiled floor is a brilliant and very social family space with ample space for a dining table and a door giving access to the rear garden. Practically, the kitchen offers a generous range of modern, white units with space for an American style fridge freezer, a washing machine and a dish washer. There's also an integrated oven and gas hob.

The dual aspect lounge on the other side, is flawlessly presented with doors opening into the rear garden. It has a cosy, warm feel with plenty of space for the whole family to relax in front of a film after a long day.

All four bedrooms can be found on the first floor. The larger of the two bedrooms benefit from built in wardrobes and the main bedroom features a beautifully tiled en suite shower room with a family bathroom with a bath and shower over serving the other three. Off from the landing area, there is an airing cupboard and access to the loft.

Externally, the garden at the rear is low maintenance and fully enclosed with an area of astro turf and a patio. It's a real sun trap and with access from the kitchen and the lounge, ideal for those families with younger children. There's also a single garage and allocated parking for one car.

In summary, this gorgeous family home is spacious, immaculately presented inside and out and located in a convenient location with a low maintenance garden. It is ideal for families and those looking for a family home in a very convenient location close to schools and Porth Beach.

The landlord will consider one pet at this property, but this is at the landlords discretion.

Property will be unfurnished.

EPC rating: C

Rent £1400

Security Deposit £1600

Council Tax - Band C

*Tenants will be responsible for all bills including, gas, water, electric, broadband, council tax etc.

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Living Room
4.95m x 3.43m (16'3 x 11'3)

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Kitchen Diner
4.95m x 3.43m (16'3 x 11'3)

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Bedroom 1
3.58m x 3.18m (11'9 x 10'5)

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Bedroom 2
3.51m x 2.84m (11'6 x 9'4)

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Bedroom 3
3.10m x 2.84m (10'2 x 9'4)

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Bedroom 4
2.54m x 2.03m (8'4 x 6'8)

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Garage
5.66m x 2.62m (18'7 x 8'7)

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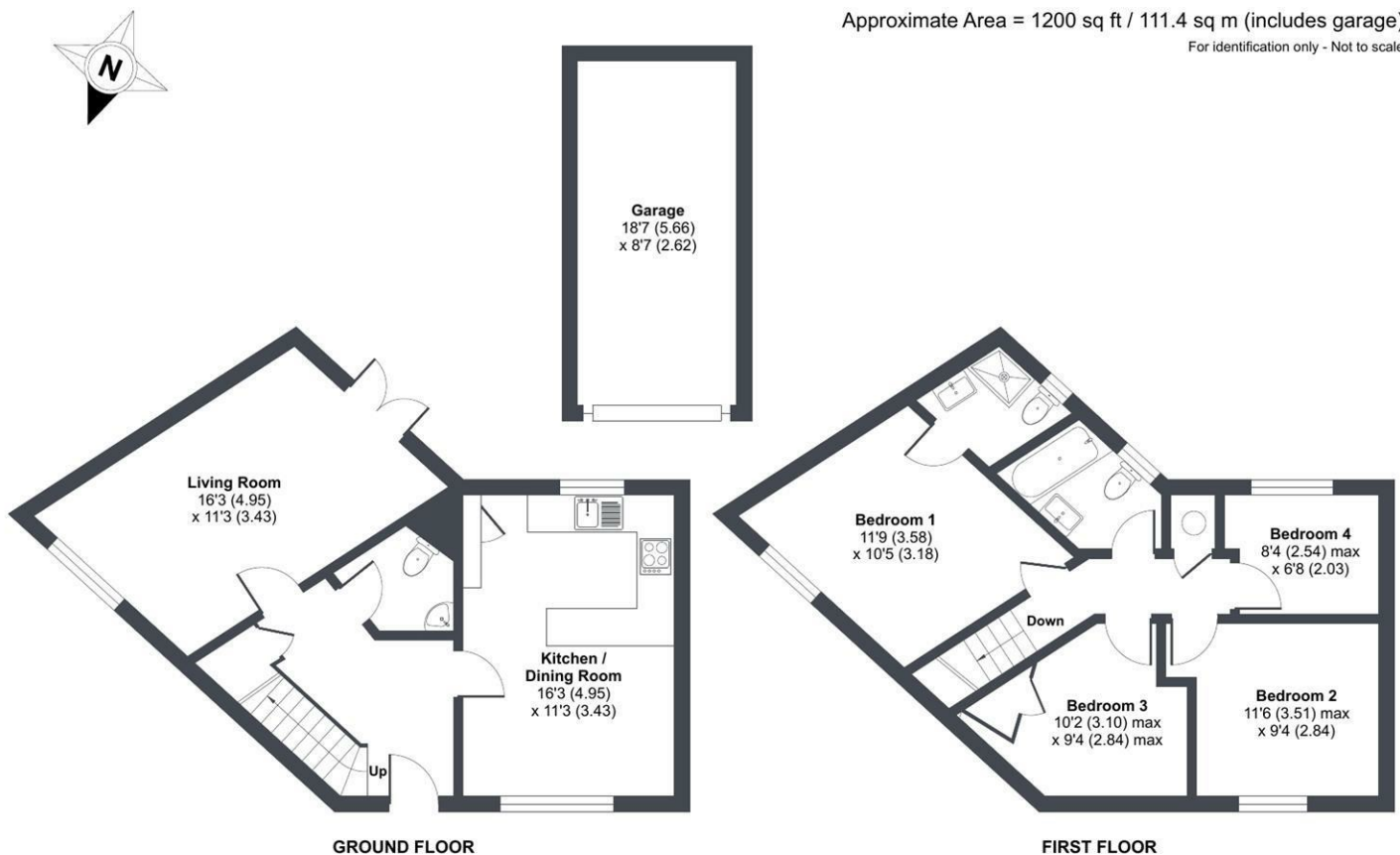
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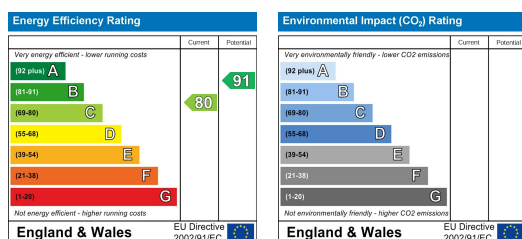
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FLOORPLAN:



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2023. Produced for David Ball Agencies. REF: 966010



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