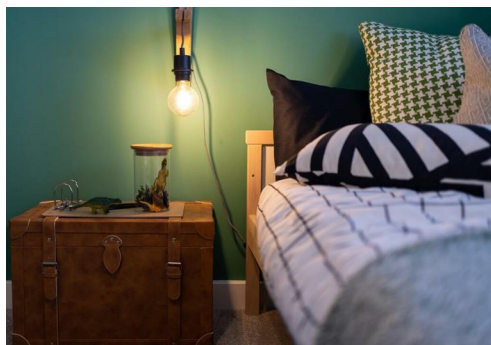
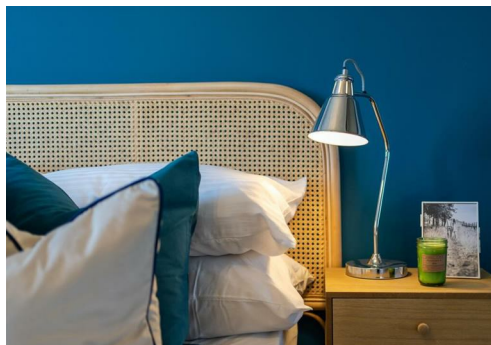




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Plot 182 Trevithick Manor Park

Plot 182 Trevithick Manor Park, Kerdhva Treweythek, Newquay, TR8 4GA



Newquay 1.5 miles Newquay Airport 8.2 miles Truro 13 miles

## Stylish four bedroom property on the outskirts of Newquay.

- 4 Bedroom Semi Detached Home
- Open Plan Kitchen/Living/Dining Room
- Full Integrated kitchen with Quartz worktops
- Master Bedroom with Ensuite
- Family Bathroom
- Parking and Single Integral Garage
- Part Exchange Available
- Air Source Heat Pump
- Council Tax Band TBC
- Freehold

Guide Price £444,995



### SITUATION

The development stands in a well-connected position on the fringe of Newquay giving an easy route in and out of town along with the plethora of local amenities.

The nearby Gannel Estuary was historically used by shipping and is now home to a plethora of rare birdlife. Surrounding the estuary are numerous walks whilst for horse riders there are stables that use bridledways and take in parts of the foreshore. Also readily accessible is the scenic South West Coastal Path meandering southwards past The National Trust Crantock Beach to Holywell and then Penhale Sands. To the north lies the world renowned Fistral Bay leading onwards past Towan Head towards Watergate Bay.

Newquay is considered to be one of Cornwall's most popular holiday resorts, with an abundance of quality restaurants, independent shops and bars. The highly regarded Newquay Golf Course overlooks Fistral and is easily accessed. The landmark Headland Hotel is also a must, with an excellent restaurant and spa facilities. The Lewinnick Lodge is always a popular venue and Rick Stein and Paul Ainsworth are both based in nearby Padstow.

### DESCRIPTION

Made for modern living, the Cornwall is a four-bedroom home which benefits from a stylish open plan kitchen/dining/living room. There's also a separate utility. The second floor is home to three bedrooms, cupboard and a family bathroom. The third floor bedroom one has an en suite and a large storage cupboard.

### ROOM DIMENSIONS

First Floor:

Dining room - 2.48 x 2.47 metre

Kitchen - 3.26 x 3.47 metre

Living room - 3.26 x 3.98 metre

Second Floor:

Bedroom Four - 3.5 x 2.48 metre

Bedroom Three - 2.15 x 3.73 metre

Bedroom Two - 3.26 x 3.73 metre

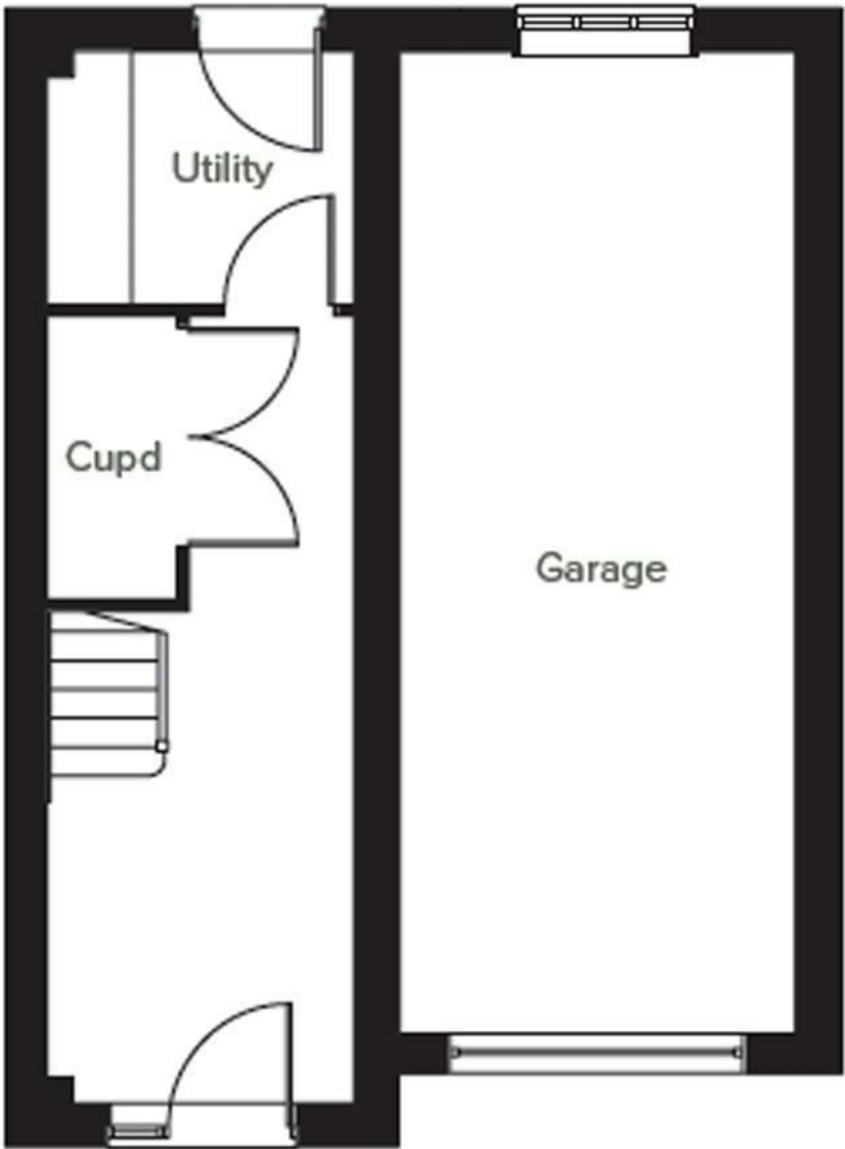
Third Floor:

Bedroom One - 3.3 x 4.68 metre

### ADDITIONAL INFORMATION

CALL STAGS FOR FURTHER INFORMATION!





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

01872 264488

truro@stags.co.uk

stags.co.uk

