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Plot 164 Trevithick Manor Park



Newquay 1.5 miles Newquay Airport 8.2 miles Truro 13 miles

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## Detached three bedroom property on the outskirts of Newquay.

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- 3 Bedroom Detached Home
- £13,000 of extras included
- Master Bedroom with Ensuite
- Open Plan Kitchen/Dining Room
- Separate Living Room
- Family Bathroom
- Utility Room
- Parking and Single Garage
- Air Source Heat Pump
- Freehold

Guide Price £365,000

### 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 brideways 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

The Sherwood opens its doors to family life, with the balance of an open-plan kitchen/dining room and a separate living room. That means a balance of family time and quiet time for you all to make the most of. Three bedrooms and two bathrooms mean calm mornings getting ready for school and work, and French

doors to the garden mean a lovely place to start and end the day.

Open plan kitchen/dining room with French doors leading onto the garden  
Generous front-aspect living room  
En suite to bedroom one  
Downstairs WC  
Separate utility  
Three handy storage cupboards.

### ROOM DIMENSIONS

Ground Floor:

Kitchen/Dining room - 5.52 x 2.87 metre

Living room - 3.95 x 3.56 metre

First Floor:

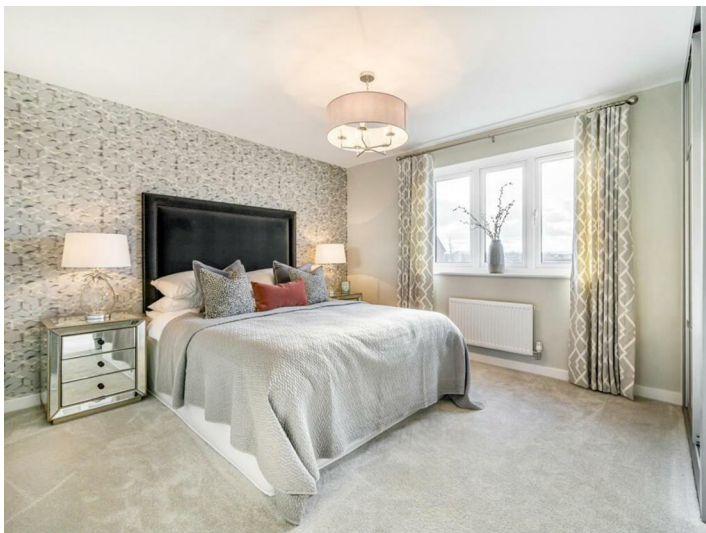
Bedroom One - 3.95 x 3.26 metre

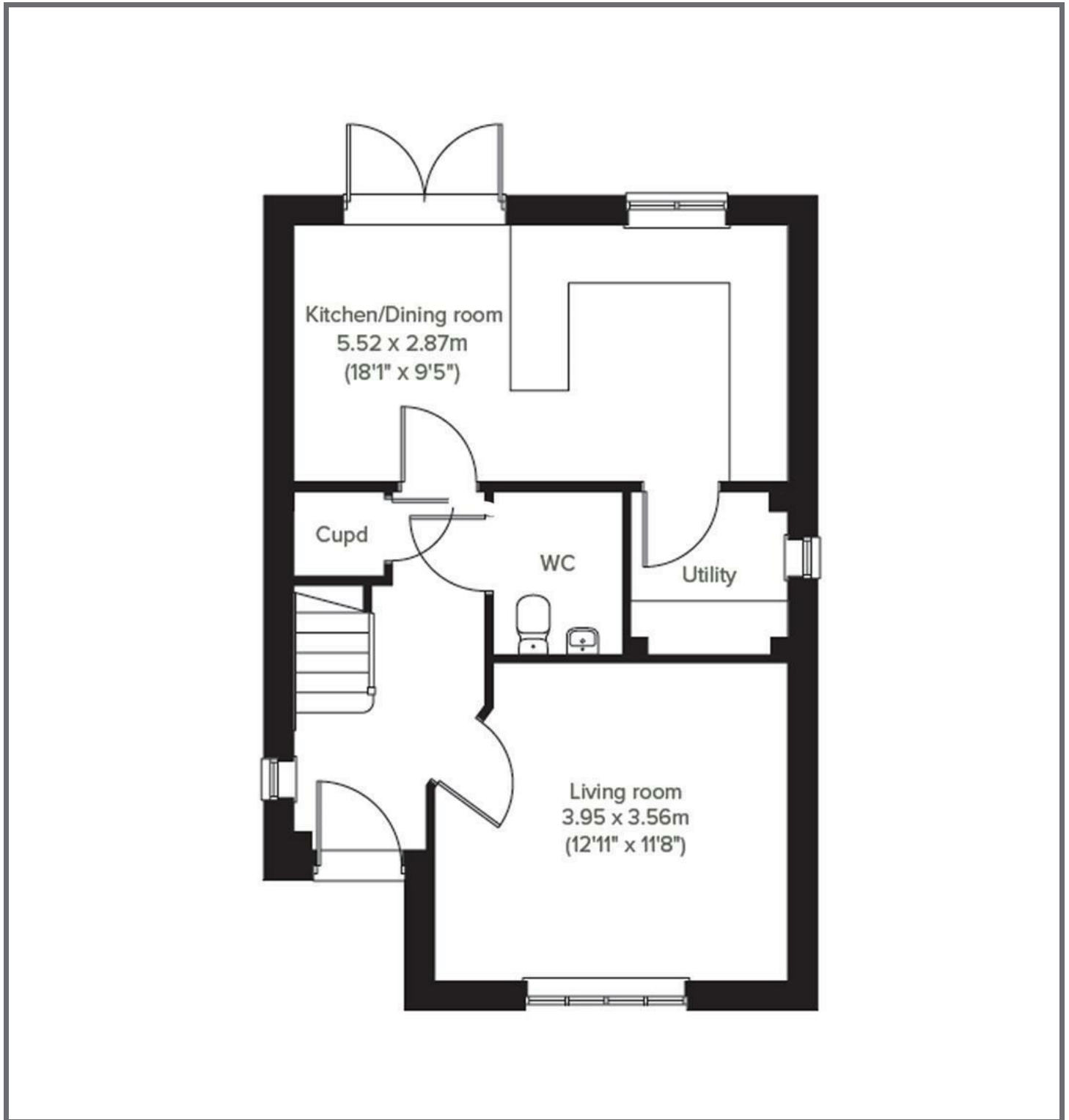
Bedroom Two - 2.84 x 2.89 metre

Bedroom Three - 2.59 x 2.89 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
(92-100) A	(81-91) B	(69-88) C	(55-70) D
(55-68) E	(49-54) F	(35-48) G	(2-35) H
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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