



Plot 186 Trevithick Manor Park

Plot 186 Trevithick Manor Park, Kerdhva Treweythek, Newquay, TR8 4GA

Newquay 1.5 miles Newquay Airport 8.2 miles Truro 13 miles

Three bedroom town house on the outskirts of Newquay.

- 3 Bedroom Terraced House
- Open Plan Kitchen/Dining Room
- En suite to Master Bedroom
- Living Room with Juliet Balcony
- Allocated Parking
- Air Source Heat Pump
- Freehold
- Council Tax Band TBC

Guide Price £349,995

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 bridleways 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.

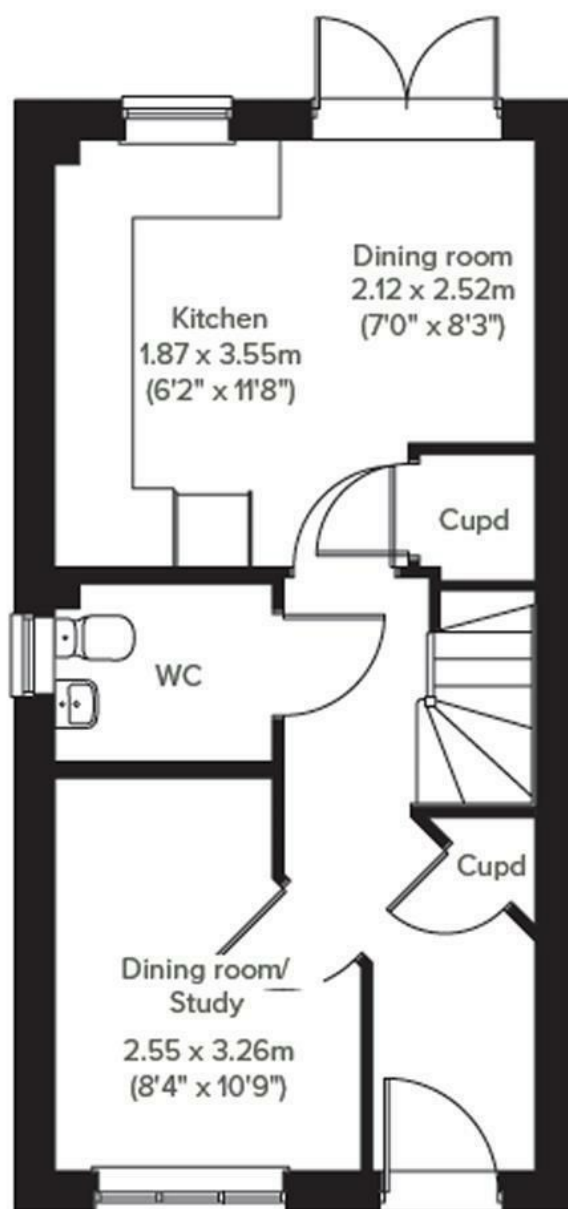
DESCRIPTION

The Ashdown is a new home with style. The tall gable enhances the front of the house and the Juliet balcony to the first floor living room is an additional elegant feature. It's not all about looks though, this is a home with a practical design and a family-friendly approach. With living space spread over three floors, there's

room for you to be together and there's a room of your own too.

ADDITIONAL INFORMATION

Call Stags on 01872 264488 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			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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