



13, Button Drive, Newquay, TR7 3FB

david ball  
Agencies



This modern family town house has just recently been redecorated throughout by the vendors. Its location within the development overlooking the green is perfect spot for families coupled with its easy access to both of Newquay's secondary schools. Early viewing is highly recommended.

**Guide Price £285,000 Freehold**

## Key Features

- Three bedroom family home
- Allocated Parking Space
- Recently Redecorated Throughout
- Close To School
- Remainder Of 10 Year NHBC Warranty
- Gas Central Heating
- En Suite Principle Bedroom
- Viewings Recommended

## The Property

Situated in a prime location within the recently constructed Trevenson Meadows development by Taylor Wimpey, this impressive three bedroom family townhouse boasts scenic views overlooking the communal open green space. Designed across three floors, it epitomizes contemporary modern day family living.

The ground floor welcomes you with a sleek, fitted high gloss kitchen merging seamlessly with the dining area, alongside a lounge featuring patio doors opening onto the rear enclosed garden. The ground floor is completed by a handy cloakroom WC.

Ascend to the first floor to discover two bedrooms and the family bathroom.

The entire second floor is dedicated to the expansive principal bedroom suite, complete with an en suite facility.





## Location

Trevenson Meadows is an estate where residents enjoy access to communal parks and benefit from the close proximity to Newquay Tretherras School and the recently upgraded Newquay Sports Centre. The center offers a plethora of amenities including a sports bar, indoor sports hall, and a gym for active pursuits. Further recreational facilities such as the Concrete Waves, Newquay Trampoline Park, Waterworld, Newquay Zoo and Trenance Boating Lake - are all within walking distance.

The estate lies approximately 2 miles from the bustling Newquay town center, where residents can indulge in a diverse array of shops, bars, restaurants, and banking facilities, all within reach. Additionally, the town boasts a local working fishing harbor, adding to its charm. For transportation, there's a convenient bus and rail service connecting to nearby areas, while Newquay Airport is approximately seven miles away, providing further connectivity options for travellers.

## Externally

The property offers one allocated parking space. The rear outdoor space is designed for minimal upkeep, predominantly paved with a mix of lawn, raised planters, and a newly installed composite decking area.

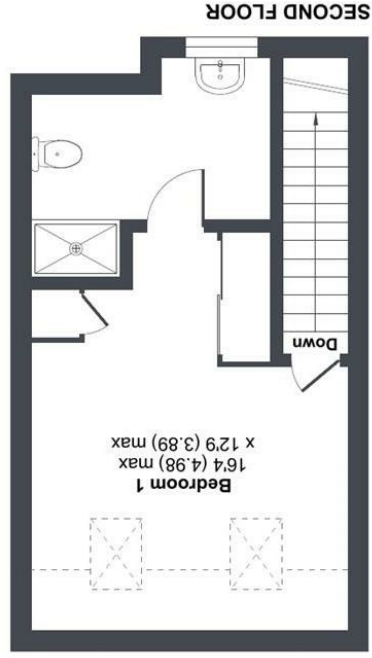
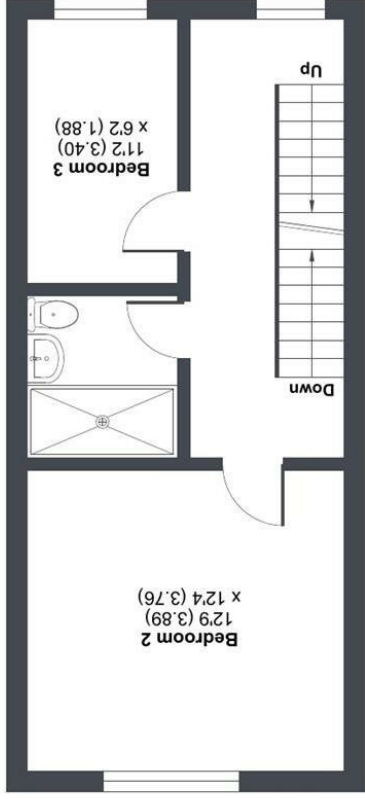
## Agent Note

Potential purchasers please note as with most new developments Trevenson Meadows is subject to annual Estate Fee charge currently set at £132.00.





Denotes restricted head height



**Button Drive, Newquay, TR7**  
 Approximate Area = 1067 sq ft / 99.1 sq m  
 Limited Use Area(s) = 33 sq ft / 3.1 sq m  
 Total = 1100 sq ft / 102.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for David Ball Agencies. REF: 1103048

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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent	C (55-68)
Below average	D (39-54)
Below average	E (21-38)
Very poor	F (1-20)
Very poor	G (1-20)
Current	83
Potential	95

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