



20, Bownder Treveli, Newquay, TR8 4GE

david ball
Agencies

Welcome to this charming 4-bedroom family property situated in The Goldings development, ideally positioned on the outskirts of Newquay. This delightful home features the convenience of gas central heating, ensuring warmth and comfort. A great location close to local amenities, including local farm shop, supermarket, schools, and children's play area, it offers the perfect blend of convenience and tranquillity. With parking space for up to three cars, you'll never have to worry about finding a spot. Plus, the property has double glazed windows throughout and has a a maintenance free garden to the rear. Viewing highly recommended.

Asking Price £369,995 Freehold

Key Features

- Garage
- En-suite shower room
- Two reception rooms
- Double glazing throughout
- Detached
- Parking for three cars
- Gas central heating
- Enclosed rear garden

Sitting room

13'3" x 10'7" (4.04 x 3.25)

Double glazed window to the front elevation. Radiator

kitchen/diner

20'2" x 9'6" (6.17 x 2.92)

The kitchen has a range of base, wall and draw units with roll top work surfaces over with tiled splashbacks. There is an inset stainless steel sink with mixer tap over., There are also spaces for a free standing fridge/freezer and dishwasher. There is a built-in oven with hob and extractor over. The window to the rear elevation is double glazed with shutters and there are double glazed French doors with concertina shutters leading out onto the rear enclosed garden.

Dining room/office/Bedroom five

10'9" x 9'10" (3.30 x 3.00)

Double glazed window to the front elevation with shutters. Built in cupboard. Wall mounted radiator.

Utility room

5'3" x 6'1" (1.61 x 1.87)

Having base units with roll edged work surface. There is space and point for a washing machine. Wall mounted central heating boiler. Radiator. Double glazed door gaining access to the rear garden.





W/C

3'1" x 5'2" (0.96 x 1.60)

Double glazed window to the side elevation, low level WC, pedestal wash hand basin with tiled splashback. Radiator.

Bedroom one

11'3" x 10'11" (3.45 x 3.33)

Double glazed window to the rear elevation, shutter with black out blind, Radiator

En-suite

6'0" x 3'9" (1.84 x 1.16)

Double glazed window to rear elevation, low level WC, matching pedestal wash basin, Walk in shower with a wall mounted extractor fan.

Bathroom

6'5". x 8'1" (1.98. x 2.48)

Double glazed window to rear elevation, low level WC and a pedestal wash basin. Bath with shower over, glazed shower screen and fully tiled surround, radiator, wall mounted extractor.

Bedroom two

9'10" max x 9'3" max (3.00 max x 2.84 max)

Double glazed window to front elevation, shutter with black out blind, Radiator.

Bedroom three

11'6" max x 10'11" max (3.51 max x 3.33 max)

Double glazed window to front elevation, shutter with black out blind, Radiator.

Garage

18'11" x 9'8" (5.79 x 2.95)

Single garage with metal up and over door, power and light connected.

Bedroom four

8'2" x 7'6" (2.51 x 2.31)

Double glazed window to front elevation, shutter with black out blind, Radiator.

Outside

The rear garden is south westerly facing and is fully enclosed. Courtesy timber gate to the rear leading to the driveway parking and access to the garage. Garden shed. Low maintenance front and side gardens also. Parking for two cars.

Agents note

The following services can be found at the property: Mains electric, gas, water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.

Council tax band D



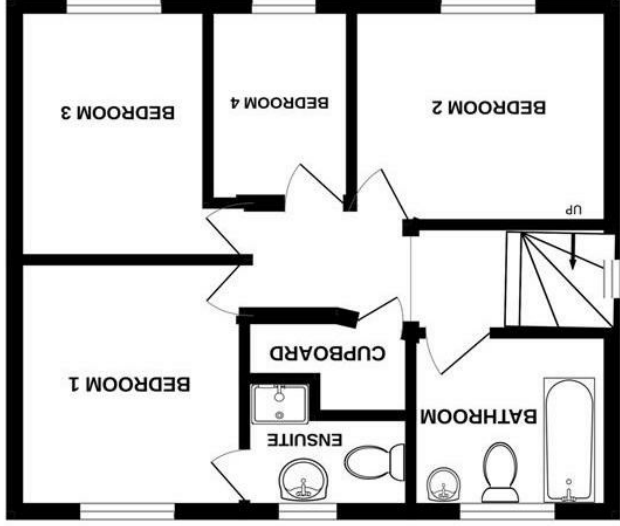


GROUND FLOOR



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1ST FLOOR

Energy Efficiency Rating	
Current	Potential
94	84
Very energy efficient - lower running costs (82 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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