



Trevilla, Parkenbutts, Newquay, TR7 3HE



A detached dormer bungalow in the heart of St Columb Minor within 850m of Porth Beach, boasting a vaulted ceiling kitchen/diner with separate utility, as well as a spacious lounge. Driveway parking for three cars and a private enclosed rear garden. Viewing is highly recommended.

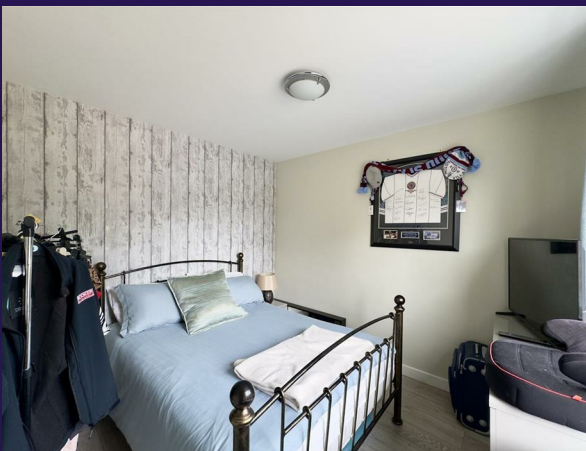
**Guide Price £340,000 Freehold**

### Key Features

- Detached dormer bungalow
- Vaulted ceiling kitchen/diner
- Separate lounge
- Utility room
- Enclosed rear courtyard garden
- Within 850m of Porth Beach
- Popular village location
- Driveway parking for three cars
- Awaiting EPC







## Location

Located on Parkenbutts a quiet non-through road, off of Churchstreet in the village of St Columb Minor, that does allow walkers access along the back of the Treviglas School fields down into Porth. The local facilities in the village include a church, Co-op Supermarket, public house and a school. The town of Newquay is located approximately two miles from the property and offers a more comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic working picturesque fishing harbour and some of Europe's finest coastline. There is a bus and railway service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

## Lounge

UPVC double glazed window. Radiator.

## Entrance Hallway

UPVC double glazed entrance door into the hallway. Doors to subsequent accomodation. Stairs rising to first floor landing. Radiator.

## Kitchen/Diner

Open plan kitchen/diner space with a beautiful vaulted ceiling, that boasts two skylights which flood the space with natural light. UPVC double doors lead into the courtyard style rear garden, mkaing this the perfect entertaining space. A modern kitchen benefitting from an extended range of base, wall and draw units providing ample storage with worksurfaces over. Wasit high integrated electric double oven. Four ring electric hob with stainless steel and glass extractor over. Inset composite sink unit with drainer, mixer tap and tiled splash back.

## Bedroom Two

UPVC double glazed window. Radiator.

## Utility

A worksurface with for undercounter space for a washing machine and tumble dryer. Also housing the main gas fired combi boiler.

## Bathroom

UPVC double glazed window. Single panel P shaped bath unit with electric overhead shower and glass screen. Wash hand basin set in a vanirt style unit with a mixer tap and a low level WC. Tiled walls. Extractor. Heated towel rail.

## Bedroom One

UPVC double glazed window. Radiator.

## Shower Room

Double length shower unit with mains overhead shower and glass sliding door. Wash hand basin set in a vanity style unit with mixer tap.

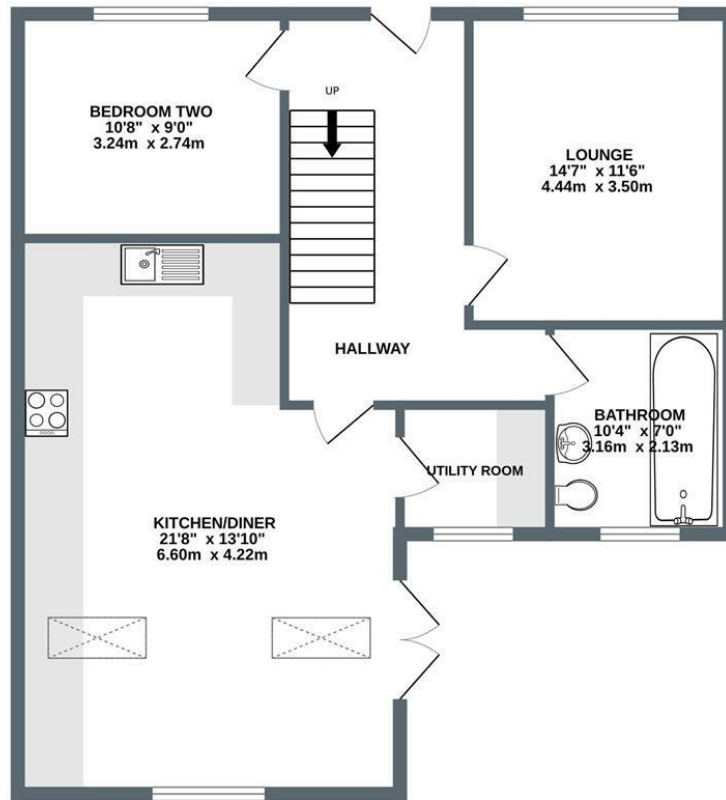
## Dressing Room

Radiator. Access to eaves storage.

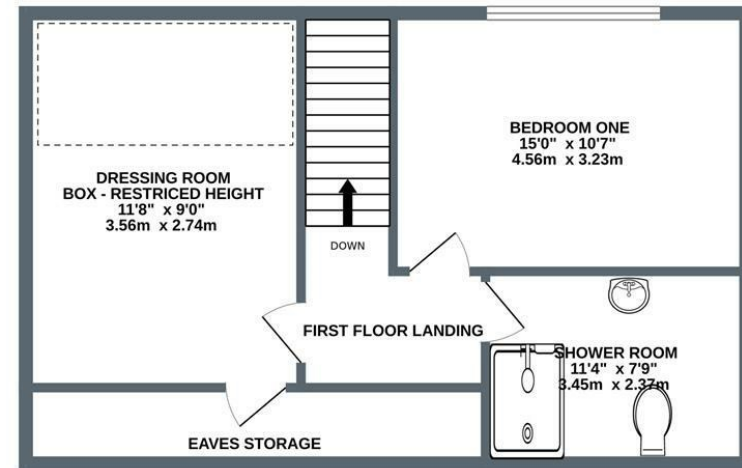
## Externally

To the front of the property driveway parking for three cars, with side access to the garden. To the side and rear an enclosed garden with lawn area down the side and courtyard style to the rear with a large metal storage shed.

GROUND FLOOR



1ST FLOOR



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

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