



Trevowah Cottage, Trevowah Road, Newquay, TR8 5RU

david ball
Agencies

Nestled in the charming village of Crantock, Newquay, this delightful cottage on Trevowah Road is a true gem waiting to be discovered. With two inviting bedrooms and two bathrooms, this property offers ample space for a growing family. The electric heating ensures you stay warm and comfortable throughout the year, while the parking space for one vehicle adds convenience to your daily routine. One of the highlights of this cottage is the generous enclosed garden to the rear providing a private space. Don't miss out on the opportunity to make this cottage your new home. Embrace village living at its finest and create lasting memories in this wonderful property on Trevowah Road.

Asking Price £395,000 Freehold

Key Features

- GREAT LOCATION
- LARGE GARDEN TO REAR
- RURAL VIEWS
- DOUBLE GLAZING
- FRONT GRAVELED PARKING
- ELECTRIC HEATING
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL BEACH

LOCATION

Crantock village is nestled away in a sheltered position surrounded by the dramatic north Cornish coast, only a few miles from the vibrant town of Newquay and just 13 miles from Truro. The charming and un-spoilt village of Crantock has a well supported local community and a variety of independent shops, cafes, traditional pubs and a village hall. Crantock Beach is truly beautiful with a huge expanse of golden sand, dunes and rock pools. To the east, the River Gannel is popular with paddle boarders and swimmers.

ENTRANCE

Door leading to subsequent accommodation.

LIVING ROOM

Double glazed window to rear and front aspect. Wood-burner. Radiator.

DINING ROOM

Double glazed windows to front and rear. Electric fire .Radiator.





KITCHEN

Double glazed window to the rear and side aspect. A modern kitchen with a range of base, wall and drawer units with roll top work surfaces over. Electric hob with built in oven and grill. Inset stainless steel sink with mixer tap and drainer. Space for freestanding fridge freezer/washer dryer.

BEDROOM ONE

Double glazed window to the front aspect. Radiator.

BEDROOM TWO

Double glazed window to the rear and front aspect. Radiator.

BATHROOM

Obscured double glazed window to rear aspect. Panelled bath with shower over. Wash hand basin. Close coupled W/C.

SHOWER ROOM

Obscured double glazed window to rear aspect. Walk in shower with electric shower over. Wash hand basin. Close coupled W/C. Electric fan.

OUTSIDE

To the front of the property is a patio area and a parking space for one car. To the rear of the the property is a generous garden which extends past the fence to the rear which could be opened up to provide more space.

COUNCIL TAX BAND C

SERVICES

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.





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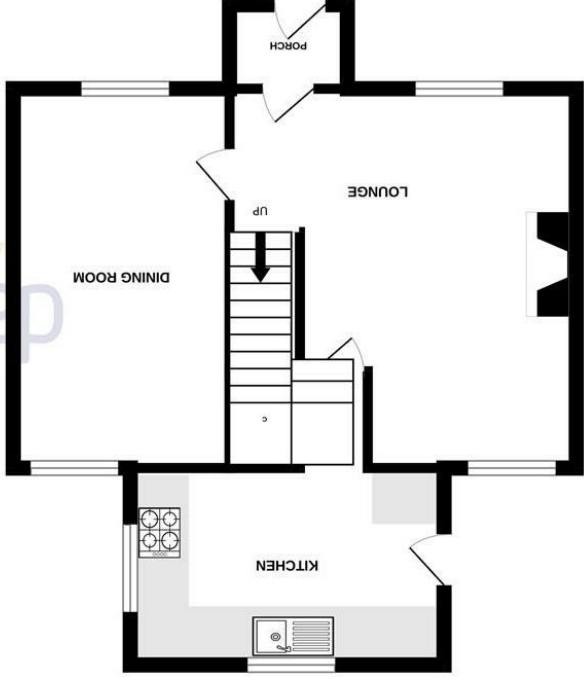
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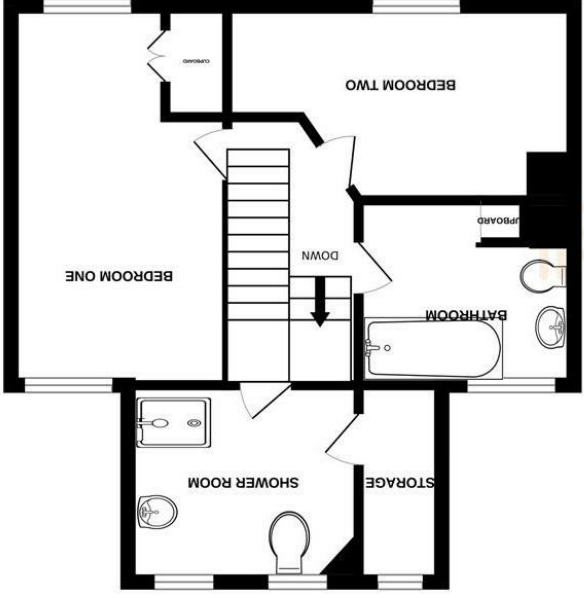
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating	
Current	Potential
61	39
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p> <p>A (67-77)</p> <p>B (61-66)</p> <p>C (55-60)</p> <p>D (49-54)</p> <p>E (39-48)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	

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