



Trivanon, Trenchcreek Road, Newquay, TR8 4NP

david ball
Agencies

This is a chance to acquire a detached dormer bungalow located at the end of a cul-de-sac. The adaptable family living space is currently arranged over two levels, featuring a lounge, a separate dining room, a kitchen, and a cloakroom on the ground floor. The first floor comprises three bedrooms, with the principal bedroom enjoying an en-suite, along with a separate family bathroom. Outside, the property provides off-street parking and a garden that surrounds three sides.

Guide Price £395,000 Freehold

Key Features

- Situated In a Quiet Cul De Sac
- Two Reception Rooms
- Enclosed Rear Garden
- LPG Gas Central Heating
- Off Street Parking
- Three Bedrooms
- Fully Double Glazed
- Early Viewing Is Highly Recommended

Location

The hamlet of Tren creek is found just off Treveson Meadows, close to the senior school of Tretherras on the outskirts of Newquay. The town of Newquay is approximately three miles away and benefits from a range of shopping, schooling and banking facilities, as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

Entrance Hall

Obscure double glazed door and window to the front elevation. Stairs rising to first floor. Radiator.

Lounge

Double glazed window to the front elevation. Radiator. Gas fire. Opening into

Dining Room

Double glazed sliding patio doors to the rear elevation. Radiator. Door to





Kitchen

A high gloss fitted kitchen with a range of base wall and drawer units. Roll top work surfaces over. Inset one and quarter stainless steel sink unit with mixer tap. Integrated electric oven with a five ring gas hob. Integrated fridge freezer.

Cloakroom

Close coupled WC with dual flush. Wall mounted wash hand basin.

Landing

Bedroom One

Double glazed window to the front elevation. Radiator. Door to

En Suite

Obscure double glazed window to the side elevation. Panel bath with with mixer tap.

Bedroom Two

Double glazed window to the front elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Family Bathroom

Obscure double glazed window to the side elevation. Panel bath with with mixer tap with shower head. Close coupled WC with dual flush. Pedestal wash hand basin. Part tiled walls. Heated towel rail.

Integral Garage

Integral door leading to the property. Single up and over door, Power connected.

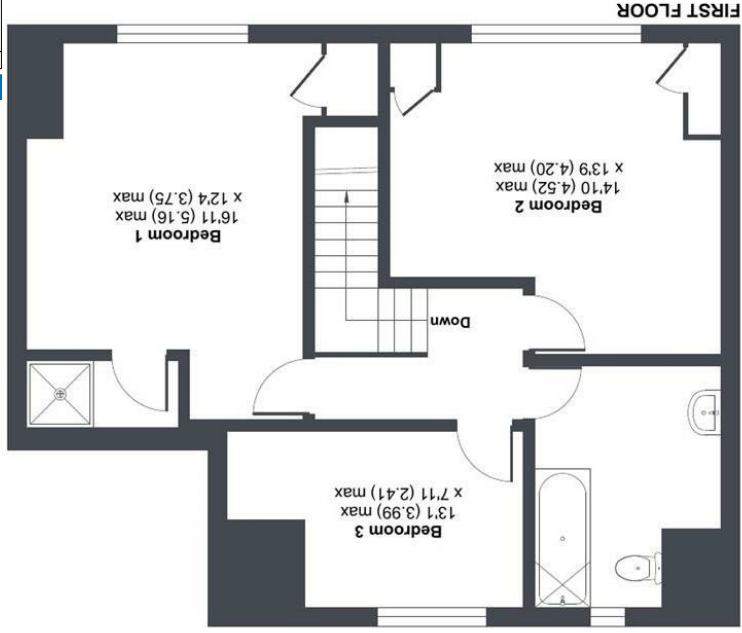
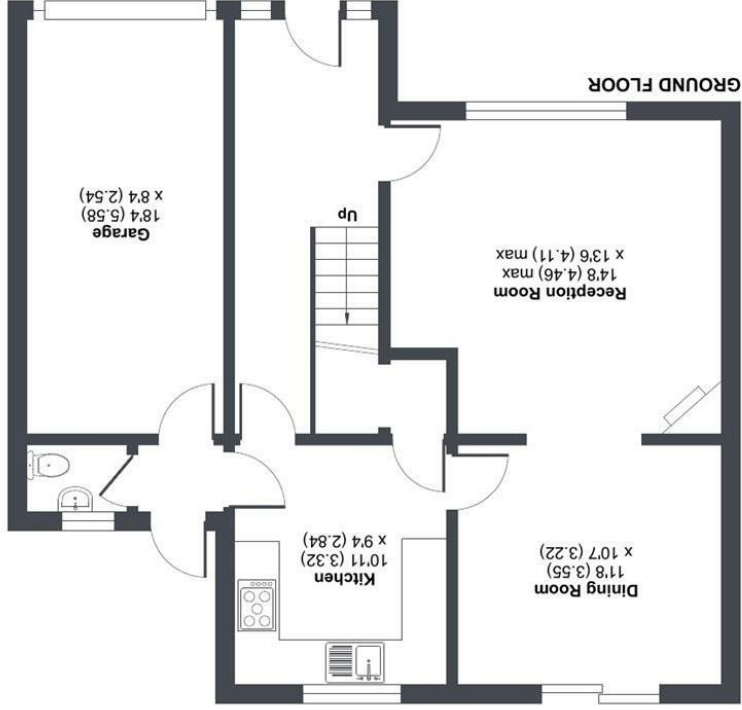
Externally

Agent Note

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

Trencreek Road, Trencreek, Newquay, TR8

Approximate Area = 1269 sq ft / 117.8 sq m
 Garage = 158 sq ft / 14.6 sq m
 Total = 1427 sq ft / 132.4 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.
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david ball
 Agencies

01637
 850850

www.davidballagencies.co.uk



Connecting People to Property Perfectly

e.sales@dab.estate
 34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating	
Current	Potential
72	31

Very energy efficient - lower running costs
 A (62 plus)

Not energy efficient - higher running costs
 G (1-20)

England & Wales
 EU Directive 2002/91/EC

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