



Plot 16, T157, Newquay, TR7 2HS

david ball
Agencies

Plot 16 - An exciting opportunity to purchase a brand new, two-bedroom coach house located in the up and coming Trevemper area of Newquay. The property boasts allocated parking, a garage, and within a short walk to the famous Gannel Estuary, where a range of leisurely water sport activities can be enjoyed. The property comprises a spacious open plan living area, principal bedroom with en-suite, second bedroom and family bathroom. With the environment in mind, this property uses a new ICF construction method to increase its energy efficiency and fuelled by an eco-friendly air source heat pump. This is the ideal property as a starter family home, or first time buyer looking for their first step on the property ladder. Enquire to day to book your viewing.

£285,000 Freehold

Key Features

- Brand New Coach House
- Contemporary Kitchens
- Air Source Heat Pump
- Chain Free
- Underfloor Heating Throughout
- Available Q1 2025
- ICF Construction
- Exciting First Time Buyer Opportunity
- Garage and Parking

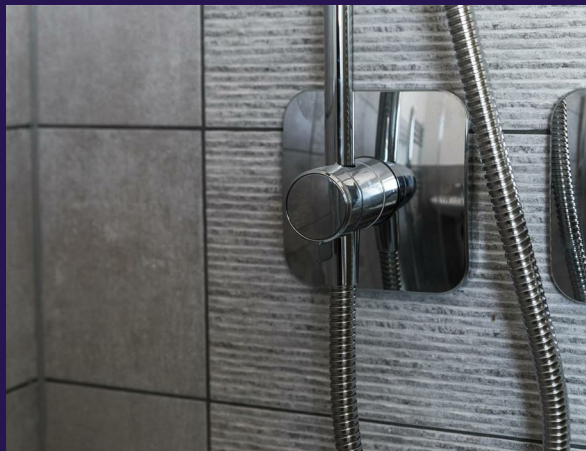
The Development

A large collection of 2-4 bedroom high-spec homes located in the sought after area of Trevemper. These homes are constructed using ICF, a new method used to increase energy efficiency in brand new homes by using insulated concrete formwork (ICF). There are many other benefits of ICF construction including increased sound proofing; Increased thermal performance reducing your running costs; Structural integrity, even over traditional block work, reducing your ongoing maintenance costs; Green credentials of the site meaning no fossil fuels on site and that's just to name a few.

Location

Nestled in the picturesque Trevemper area of Newquay, this property offers a perfect blend of coastal charm and countryside tranquility. Its location being just moments away from the famous Gannel Estuary and the vibrant heart of Newquay, boasting easy access to stunning beaches, scenic walking trails, and a variety of local amenities, including shops, cafes, and schools. With its ideal setting, this property is perfect for those seeking a peaceful lifestyle while remaining close to the dynamic coastal activities Newquay is renowned for.





Specification

Internal Finish

- White Finished Walls With Matching Skirting
- Modern Oak Internal Doors
- Mix Of LED Spotlights and Feature Pendants
- Flooring Package Available (at additional cost)

Contemporary Kitchens

- Choice of Contemporary Handleless Kitchens - a mix of white and grey's*
- Neff Integrated Appliances (Dishwasher & Washing Machine)
- Integrated Neff Electric Oven
- Electric Hob
- Integrated Fridge Freezer
- Feature Breakfast Bar With Pendant lighting Over
- LED Feature Spotlights

Bathroom/En-Suite

- Tiled Walls
- Downstairs W/C
- Modern White Sanitary-ware
- Contemporary Baths and Showers with Chrome Fixtures and Fittings
- LED Spotlights & Extractor Fan
- Chrome Heated Towel Rail

Heating and Electrics

- Underfloor Heating Throughout
- Air Source Heat Pump
- TV & Data Points In Living Space and Bedrooms
- Smoke Alarms Throughout

Garden and Parking

- Two Allocated Parking Spaces
- Single Garage

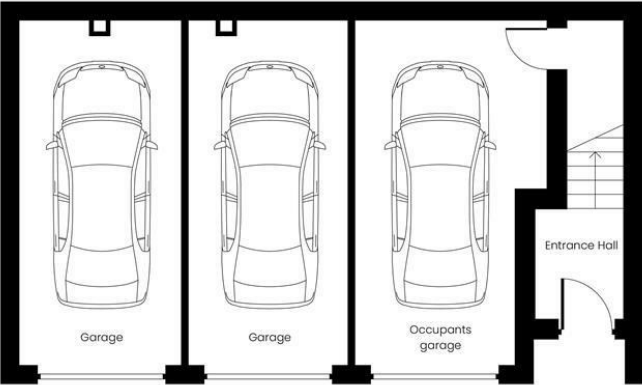
Estate Fee

£248.63 per annum

Agents Note

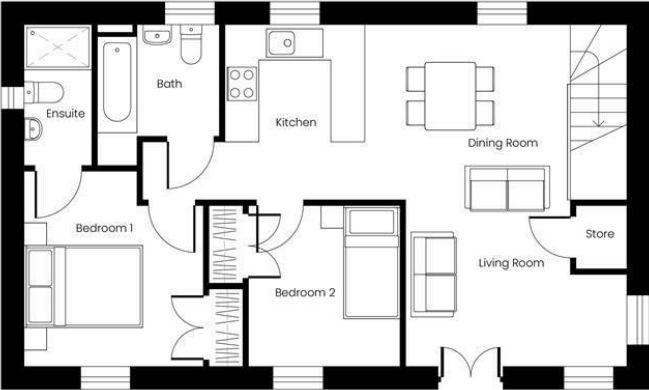
* - Subject to build schedule and product availability
CGIs/Specs/Measurements/Plans are approximate and subject to change without notice.

Coach House



GROUND FLOOR

Hall	2.00m x 1.60m (6' 5" x 5' 2")
Garage	6.10m x 2.80m (20' 0" x 9' 4")



FIRST FLOOR

Kitchen/Dining	3.10m x 6.10m (10' 2" x 20' 1")
Living room	3.00m x 3.10m (9' 8" x 10' 3")
Bedroom 1	3.50m x 3.20m (11' 4" x 10' 5")
Bedroom 2	2.80m x 2.70m (9' 4" x 8' 10")
Bathroom	2.00m x 2.20m (6' 6" x 7' 1")
Ensuite	2.50m x 1.20m (8' 2" x 3' 11")

GIA 64.5 m² (695 sq ft)

david ball
Agencies



rightmove

Zoopla.co.uk

PrimeLocation.com

01637 850850
www.davidballagencies.co.uk

Connecting People & Property Perfectly

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

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.