



17, Wilson Close, Newquay, TR7 3FE

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Agencies

Presenting to the market this well-appointed three-bedroom semi-detached family home, situated in the sought-after Trevenson Meadows estate. Within walking distance of Newquay Tretherras Academy, this property is an ideal choice for families or first-time buyers. The home features a modern fitted kitchen, a spacious lounge with wood burner and patio doors opening to the rear garden, three double bedrooms, including a master with an en-suite. Boasting a private, enclosed rear garden with scenic countryside views and parking for two vehicles, this property offers both comfort and practicality. Early viewing is highly recommended.

Asking Price £290,000 Freehold

Key Features

- THREE BEDROOM TOWN HOUSE
- GREAT LOCATION
- PARKING FOR TWO VEHICLES
- MASTER EN-SUITE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- WOOD BURNER

LOCATION

Situated within a new development, this beautifully maintained three bedroom family home is presented to a high standard by the current owners.

The town of Newquay, located approximately two miles away, offers a comprehensive range of shopping, schooling, and banking facilities, along with an array of trendy bars, restaurants, and nightclubs. Newquay also boasts a historic, picturesque working fishing harbour and some of Europe's most stunning coastline.

For transport links, the town provides bus and rail services to surrounding areas, while Newquay Airport is conveniently located just seven miles away.

ENTRANCE HALL

Staircase ascending to first floor. Large under stairs cupboard (previously downstairs WC). Ceiling spotlights throughout. Wood flooring.





KITCHEN

A range of cream wall and base kitchen units provide ample storage, complemented by a beech woodblock-effect rolled-edge laminate worktop. An inset stainless steel sink with a drainer and hot and cold mixer tap sits beneath a front-facing uPVC double-glazed window. A large pantry cupboard houses the gas combination boiler, supplying central heating and hot water throughout. The kitchen is equipped with an inbuilt electric oven, a four-burner gas hob with an extractor canopy, and a stainless steel splashback surround. There is a designated recess for a dishwasher, washing machine, and upright fridge/freezer. Radiator, multiple spotlights, and an extractor fan. Wood flooring.

LOUNGE

Rear facing spacious lounge with double doors opening onto the rear garden. Two radiators. Access to the rear garden. Wood flooring. Wood burner.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Full length side panelled bath with shower fitting and glass side shower screen. Pedestal basin with splashback surround. Low level WC. Radiator. Extractor fan.

BEDROOM THREE

Double glazed window to the front aspect. Radiator.

MASTER BEDROOM

Two Velux windows to the rear aspect. Radiator. Bespoke built in wardrobe.

EN-SUITE SHOWER

A double shower cubicle with an electric shower, sliding glass doors, and a tiled surround. A wash hand basin and low-level WC. Heated towel rail adds warmth and comfort.

EXTERIOR

To the side of the property, there is space for two cars along with a gated entrance providing access to the rear garden. The rear garden features a small patio area with slab paving, an AstroTurf lawn bordered by sleepers, and a large storage shed. Fully enclosed for privacy, this outdoor space offers both practicality and low-maintenance appeal.

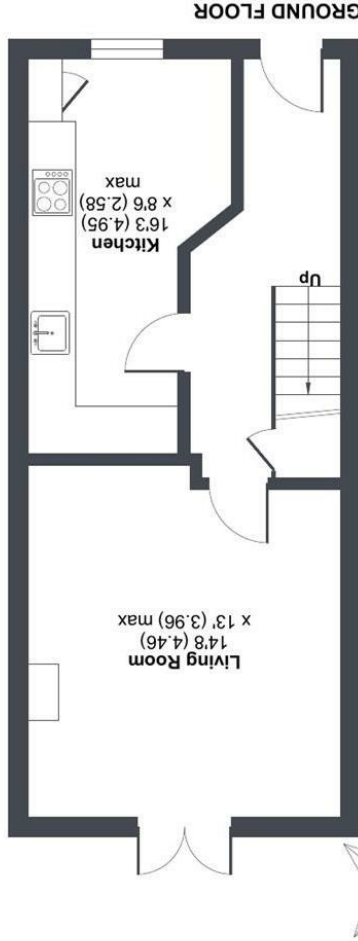
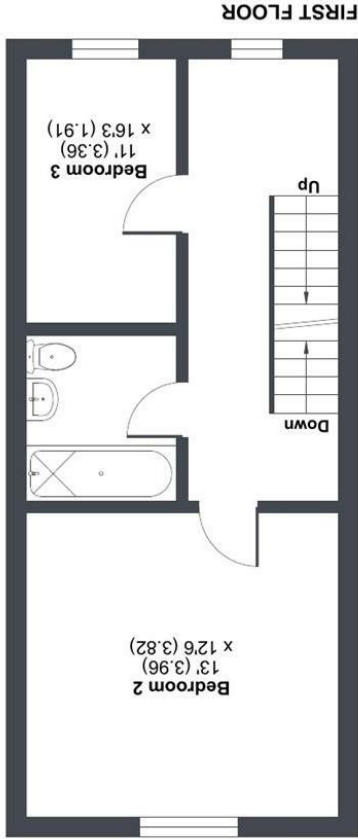
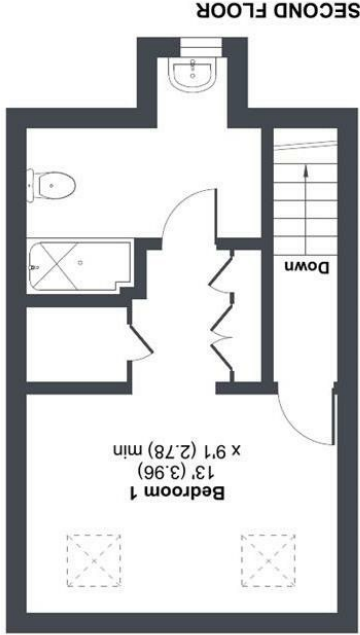
COUNCIL TAX C

SERVICES

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.

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

Wilson Close, Newquay, TR7
Approximate Area = 1091 sq ft / 101.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. Produced for David Ball Agencies. REF: 1252967

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