

4 Trevithick Way, Trevemper, Newquay, Cornwall, TR8 4WS



BRAND NEW 94sqm 3 BEDROOM HOUSE IN THIS SMALL SELECT DEVELOPMENT OF HOUSES AND BUNGALOWS WITH 3 PARKING SPACES, AN EN-SUITE MASTER BEDROOM AND A FULLY ENCLOSED LAWNED REAR GARDEN WITH PATIO

- Semi-detached 3 bedroom house
- Open plan living room/kitchen/diner – NEFF appliances
- Air Source Central Heating & Thermostatic electric heaters
- 10 Year Insurance backed Buildzone Warranty
- Front covered feature porch with storage
- 3 generous private brick paved parking spaces
- Fenced lawned rear garden with patio
- Master en-suite bedroom
- Floorcoverings throughout

Price £330,000 Freehold

KITCHEN

13'11" x 10'2" (4.25 x 3.1)

4 zone induction hob, single oven, combination oven, fridge-freezer, dishwasher

LIVING/DINING ROOM

19'0" x 12'7" (5.8 x 3.85)

HALL

13'7" x 8'6" (4.15 x 2.6)

WC

6'2" x 3'7" (1.9 x 1.1)

BEDROOM 1

10'11" x 10'9" (3.35 x 3.3)

BEDROOM 2

10'9" x 10'2" (3.3 x 3.1)

BEDROOM 3

9'2" x 7'11" (2.81 x 2.42)

BATHROOM

7'10" x 6'2" (2.4 x 1.9)

EN-SUITE

7'6" x 4'7" (2.3 x 1.4)

FLOORING

- Bedrooms, stairs & landing: Marshmallow Canterbury Grey carpet
- Kitchen, living, dining, utility & hallway: Quick-Step Impressive Classic Oak Laminate Flooring with matching thresholds
- Bathrooms: Malmo Livia Light Grey Luxury Vinyl Flooring Tile

REAR GARDENS

Slabbed pathways, patio and turfed lawn.

TENURE

FREEHOLD

SERVICES

Mains electricity, water and drainage

COUNCIL TAX

TBA

PREDICTED ENERGY ASSESSMENT

C

VIEWING

Available now for viewings, please call (01637) 875847 to arrange an accompanied site visit with the developer.

SERVICE CHARGE

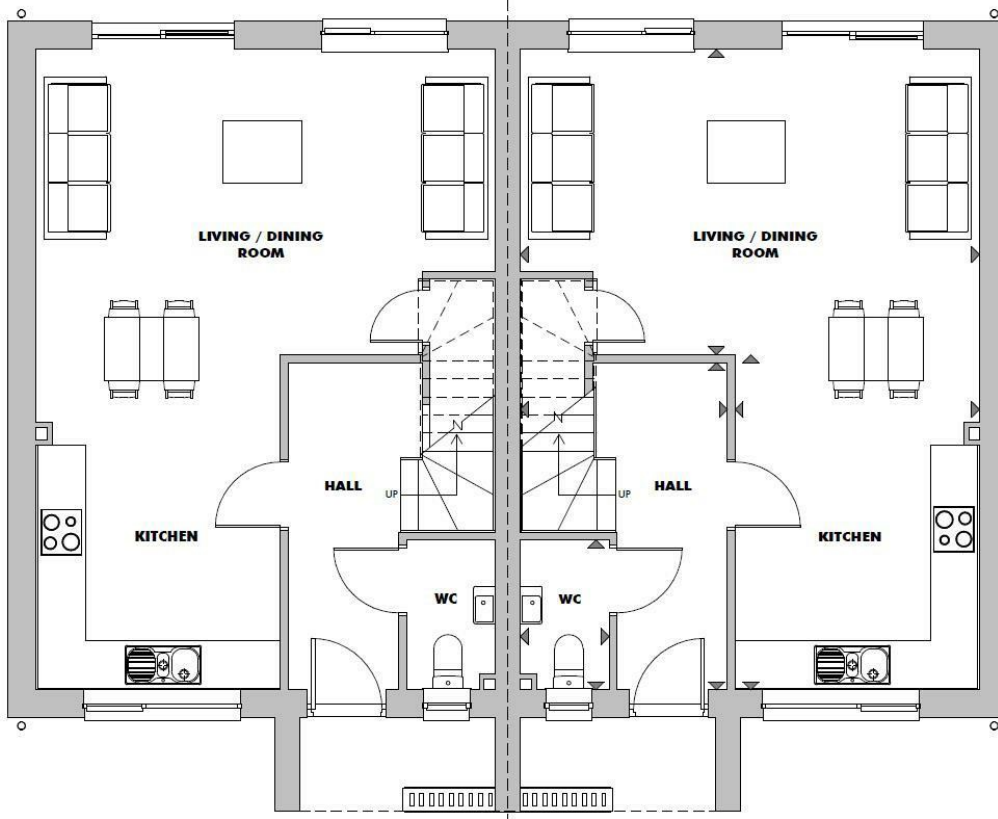
It is anticipated that each house will contribute £250 per annum towards the upkeep of the estate road.

RESERVATION DEPOSIT

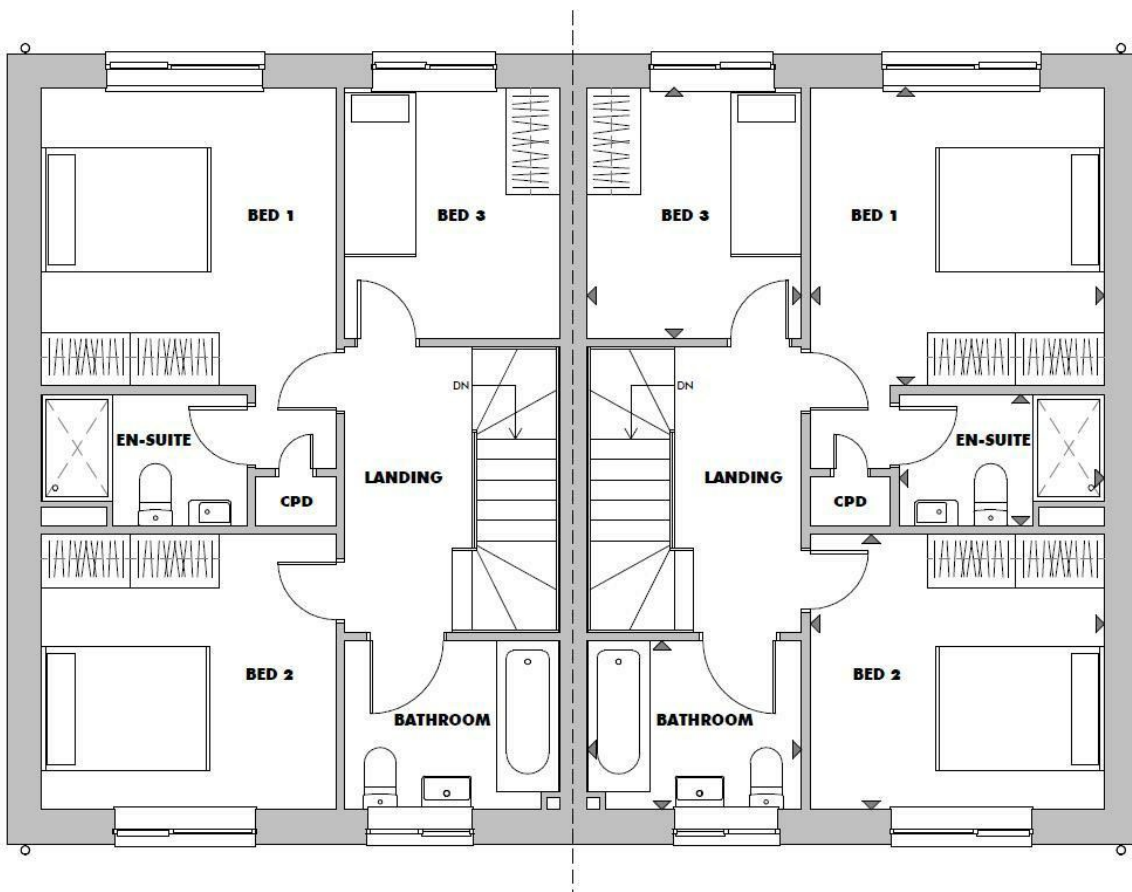
£3,000 reservation deposit required.







Ground Floor	
Kitchen	4.25m x 3.10m
Living / Dining Room	5.80m x 3.85m
Hall	4.15m x 2.60m
WC	1.90m x 1.10m



First Floor	
Bedroom 1	3.35m x 3.31m
Bedroom 2	3.30m x 3.10m
Bedroom 3	2.81m x 2.42m
Bathroom	2.40m x 1.90m
Ensuite	2.30m X 1.40m

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk