

## 45 Trebarwith Crescent, Newquay, TR7 1DX



### **STUNNING 3 STOREY NEWLY REFURBISHED TOWN HOUSE IN CENTRAL NEWQUAY WITH SEA VIEWS, A SOUTH FACING REAR AND PRIVATE PARKING FOR 2/3 CARS – THE PERFECT BLEND OF CHARACTER ARCHITECTURE AND MODERN STYLING**

- Extensive "ground up" refurbishment
- Rewired, re-plumbed, new heating, new windows, new roof
- Private rear gravelled parking for 2/3 cars
- Town centre development with exclusive access to beach steps
- 3/4 Bedrooms, 3 bathrooms
- Stunning first floor reception with views and 2 x balconies
- Utility room and multi-purpose rear sun room
- Brand new kitchen and bathroom fittings
- SEA VIEWS FROM ALL FRONT WINDOWS
- Small private South facing rear patio

**Price £595,000 Freehold**

This handsome period town house in the heart of Newquay has recently undergone an extensive refurbishment alongside the construction of the neighbouring Gwel Trebarwith development. The resultant three storey house is extremely spacious with flexible, light and airy accommodation throughout, incorporating some original character features into a modern serviceable well-proportioned home. The ground floor incorporates a bay fronted lounge/bedroom with a further bedroom and ground floor shower room. To the rear is the well sized utility/boot room that leads directly into the rear South facing sun lounge bi-folding doors onto the rear patio and parking. The first floor is largely dominated by the large open bay fronted space for use as a lounge/dining/kitchen with a small sea view front balcony and a South facing rear dining deck off the kitchen area, which is fully fitted and incorporates a central island. A further double rear bay bedroom with an en-suite completes this floor. The entire top floor is set as a master bedroom suite with a large en-suite bathroom and a protruding front dormer window with a glazed cheek having spectacular views over Newquay Bay.

This entire property has been finished for sale and comes complete with a gas certificate, an electrical certificate and floorcoverings throughout.

**TENURE**

The property is being sold Freehold but also comes with the added benefits of limited use of some of the Gwel Trebarwith development facilities including communal maintained gardens, overflow car parking by arrangement, payable ev charging, bin store and

most importantly, access to the beach steps that lead directly to the beach below. The total service charge for estate amenities is currently £731pa.

**SERVICES**

All mains, metered

**COUNCIL TAX**

Band D

**VIEWING AND COMPLETION**

The property is completed, vacant and ready to view. Completion is available immediately, with vacant possession.

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 1000Mbps

Mobile coverage: Likely

(Source: OFCOM)

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





