

## 49 Trebarwith Crescent, Newquay, Cornwall TR7 1DX



### **STUNNING 3 STOREY NEWLY REFURBISHED END OF TERRACE 3 BEDROOM 3 BATHROOM TOWN HOUSE IN CENTRAL NEWQUAY WITH LOVELY SEA/BAY VIEWS, PARKING AND ACCESS TO PRIVATE BEACH STEPS**

- Extensive "ground up" refurbishment
- Rewired, re-plumbed, new heating, new windows, new roof
- Designated gated parking in development car park
- Town centre development with exclusive access to beach steps
- 3 Bedrooms, 3 bathrooms
- Stunning first floor Bay fronted reception with views and 2 x balconies
- Utility room
- Brand new kitchen and bathroom fittings
- SEA VIEWS FROM ALL FRONT WINDOWS
- Private South facing rear patio

**Price £575,000 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. This entire property has been finished for sale and comes complete with a gas certificate, an electrical certificate and floorcoverings throughout. The ground floor comprises 2 double bedrooms, 2 bathrooms (1 En-Suite) and a utility room. The first floor open plan reception room has a fronting box bay window with stunning views and 2 balconies (one front with views and one rear South Facing). The entire upper floor comprises of the master bedroom with a large en-suite bathroom. The car parking is in the gated development car park with additional visitor spaces and the property comes with a South facing rear patio area.

**TENURE**

The property is being sold with Freehold title 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 £731per annum.

**SERVICES**

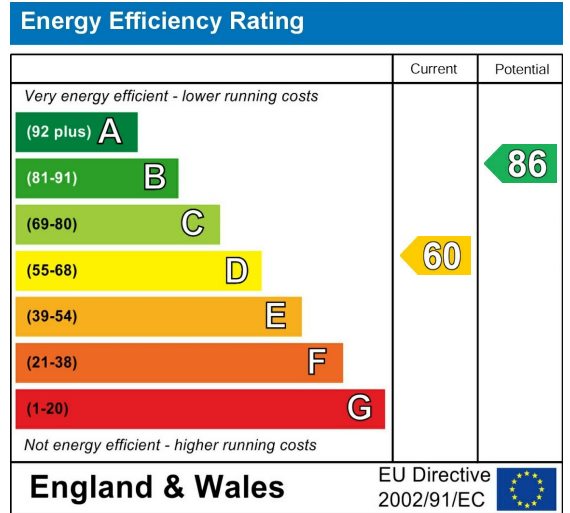
All mains, metered

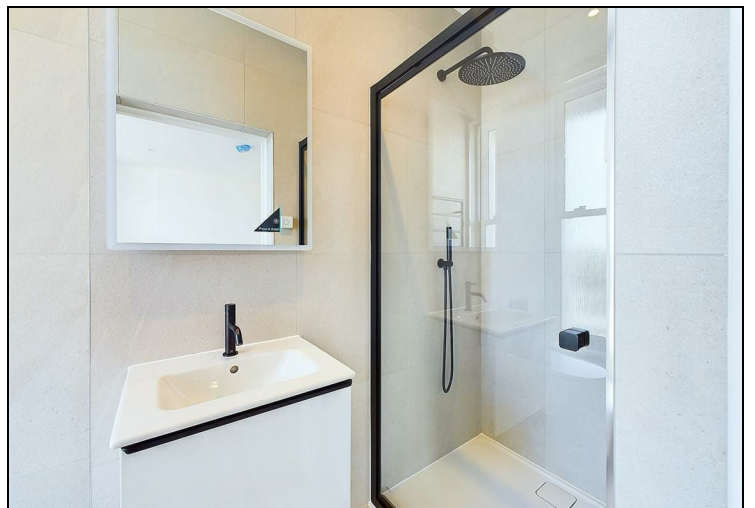
**COUNCIL TAX**

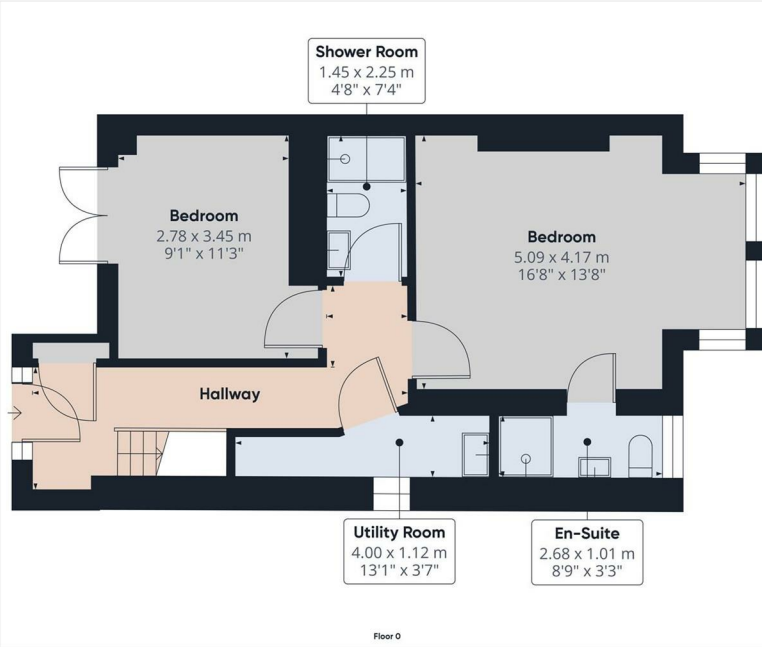
Council Tax band to be assessed.

**VIEWING AND COMPLETION**

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







Approximate total area<sup>(1)</sup>  
49.16 m<sup>2</sup>  
529.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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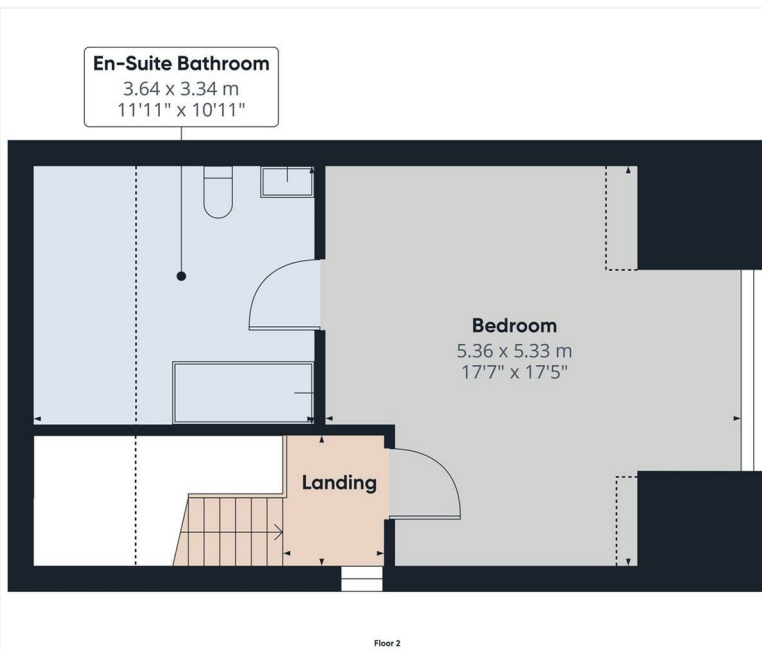
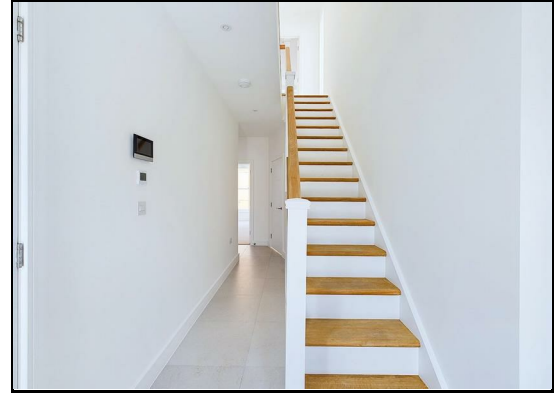
Approximate total area<sup>(1)</sup>  
47.26 m<sup>2</sup>  
508.7 ft<sup>2</sup>

Balconies and terraces  
5.81 m<sup>2</sup>  
62.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Approximate total area<sup>(1)</sup>  
38.34 m<sup>2</sup>  
412.69 ft<sup>2</sup>

Reduced headroom  
7.31 m<sup>2</sup>  
78.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

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