

47 Trebarwith Crescent, Newquay, Cornwall TR7 1DX



STUNNING 3 STOREY NEWLY REFURBISHED 5 BEDROOM 4 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
- 5 Bedrooms, 4 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 £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. This entire property has been finished for sale and comes complete with a gas certificate, an electrical certificate and floorcoverings throughout. The three ground floor bedrooms with 2 bathrooms (1 en-suite) lead up to the feature first floor open plan reception room serving as the lounge, dining area and kitchen with glorious views over Newquay Bay and the Atlantic Ocean. The first floor has the added benefit of front and rear balconies, one South facing and one with fronting views. The entire upper floor houses the master bedroom suite with a large light filling front window having spectacular views and a large en-suite bathroom.

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

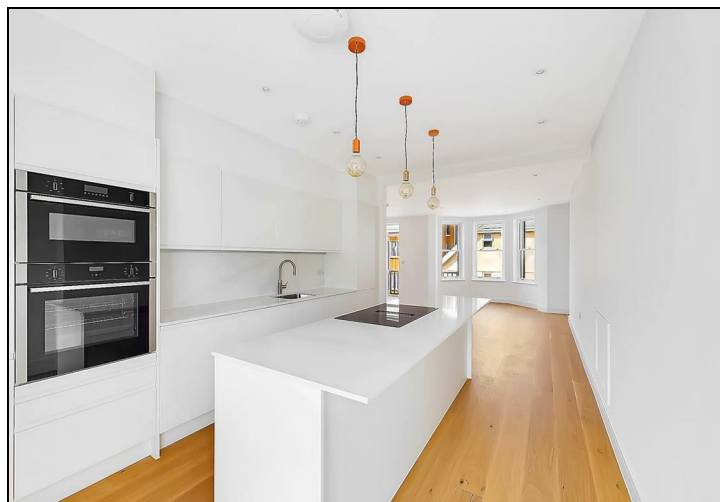
COUNCIL TAX

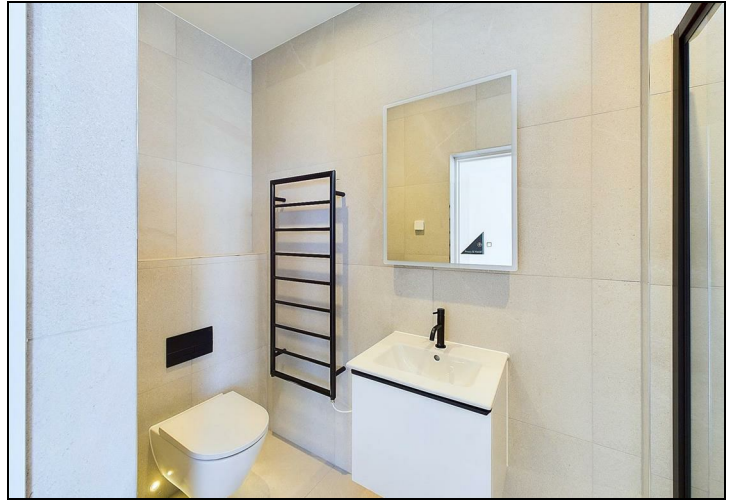
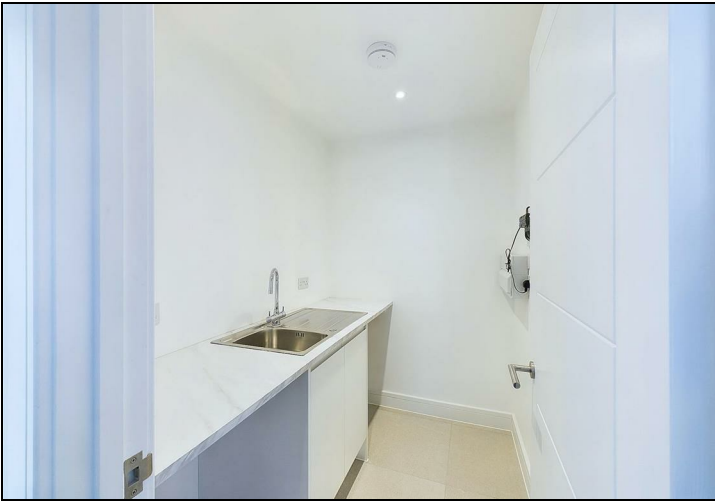
Council Tax band to be assessed.

VIEWING AND COMPLETION

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	







Approximate total area*
63.74 m²
686.09 ft²

Reduced headroom
1.43 m²
15.39 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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*
62.61 m²
673.93 ft²

Balconies and terraces
5.59 m²
60.17 ft²

(1) Excluding balconies and terraces

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Approximate total area*
34.45 m²
375.12 ft²

Reduced headroom
8.95 m²
96.34 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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