

13 Cavendish Crescent, Newquay, TR7 3DS



Modern 2 bedroom end of terrace house on popular family estate, presented in excellent condition, with open plan kitchen and lounge, enclosed rear garden and an allocated parking space. Ideal starter home or buy to let investment.

- Rear aspect lounge overlooking garden
- Open plan ground floor living accommodation
- Popular estate location within walking distance of town centre
- Allocated parking space at rear of property
- Well-maintained enclosed rear garden
- Ideal first time buy or buy to let property
- Gas central heating and double glazing throughout
- 2 first floor bedrooms, one with Juliet balcony
- Ground floor WC and first floor family bathroom

Price £240,000 Freehold

This delightful 2 bedroom property is located on Cavendish Crescent, within the popular Trevenson Meadows development, overlooking the communal open green area. The property has been opened up on the ground floor to provide a bright open plan kitchen and living area, leading directly out onto the enclosed rear garden with lawn and patio paving. The ground floor also has the added benefit of a WC.

To the first floor are 2 bedrooms, the front aspect bedroom with Juliet balcony and the rear aspect bedroom overlooking the garden. There is a family bathroom with full length bath and shower over.

KITCHEN/LIVING AREA
24'11 x 12'1 (7.59m x 3.68m)

GROUND FLOOR WC
5'2 x 2'10 (1.57m x 0.86m)

FIRST FLOOR LANDING

BEDROOM
9'11 x 8'8 (3.02m x 2.64m)

BEDROOM
9'10 x 8'6 (3.00m x 2.59m)

BATHROOM
7'3 x 5'8 (2.21m x 1.73m)


TENURE
Freehold

SERVICES
All mains

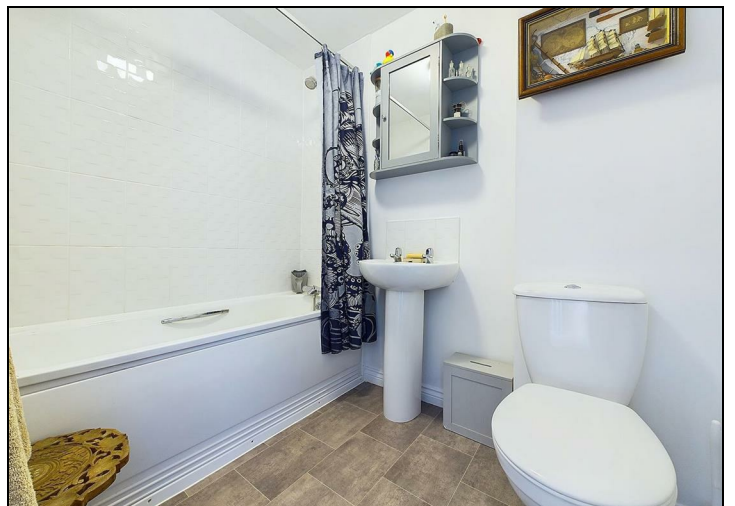
COUNCIL TAX
Band B

ESTATE MANAGEMENT CHARGE
2023- 2024 £156.88

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 1000Mbps
Mobile coverage: Limited
(Source: OFCOM)

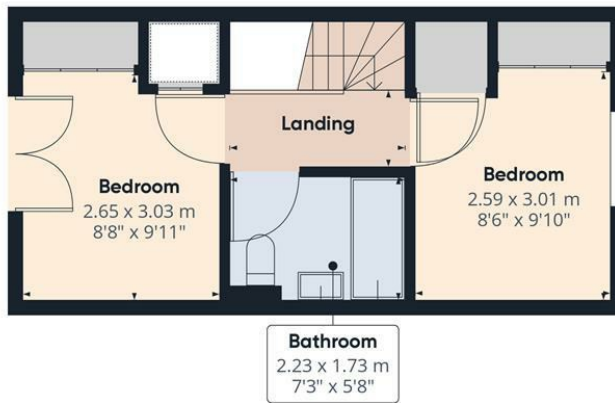
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	







Floor 0



Floor 1



Approximate total area⁽¹⁾

52.24 m²
562.31 ft²

(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.

GIRAFFE360

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