

14 Kerdhva Treweythek, Lane, TR8 4GA



Detached immaculately presented 3 bedroom house occupying a corner plot with a detached garage and parking for 2/3 vehicles with a sunny enclosed garden.

- Gas central heating and uPVC double glazing
- 3 Bedrooms with master en-suite
- Offered with no onward chain
- Open plan kitchen/diner with separate utility
- Corner plot with detached garage and parking
- Immaculately presented throughout
- Full length lounge with patio doors to the garden
- Fully enclosed garden with raised decking

Price £345,000 Leasehold

Located on The Goldings development in Lane, this house offers a great location for families with easy access to the town centre, as well as level walks to a handful of larger supermarkets, primary schools and the popular Prow Park Business Village offering multiple food outlets and a variety of local business.

No 14 Kerdhva Treweythek is a very well presented detached house family home which has been well cared for by the current owners. From the front, the door opens to an entrance hallway providing access to the kitchen/diner, lounge and staircase to the first floor. The front to back kitchen/diner is flooded with light thanks to the South and West aspect windows. The kitchen comprises of a range of floor and wall mounted shaker style cabinets under a woodblock laminate worktop with an island counter dividing the room from the dining area. Access through the dining room provides access to the utility room housing both washer, dryer and the gas combination boiler with further access to the ground floor WC and door to the rear garden. The dual aspect lounge is a spacious neutral room with patio doors opening onto the enclosed garden.

To the first floor is a master bedroom which provides a large range of built in wardrobes as well as a spacious en-suite with large double shower. The further 2 bedrooms both house double beds and share the family bathroom which is equipped with a full length bath with shower over.

Outside, the property has a detached single garage with a driveway suitable for 2 vehicles with additional parking at the bottom of the access road. A path behind the house provides access to the rear/side garden which enjoys the majority of the days sun with a raised deck area in the Northeast corner.

TENURE

Leasehold - 999 year lease from 2016. £150pa ground rent. Estate management charge £165.19 for 2025. The freehold is available to purchase at a cost of £2000.

SERVICES

All Mains

COUNCIL TAX

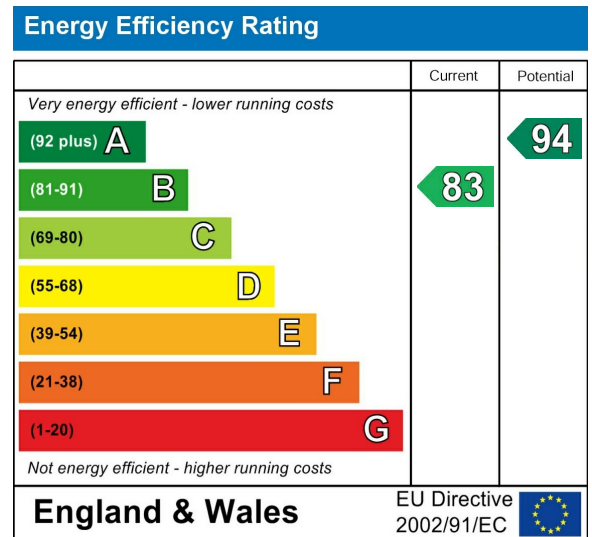
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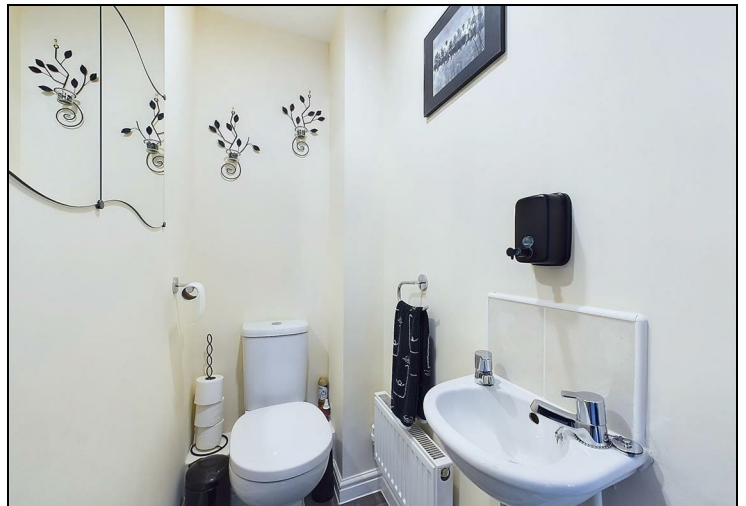
MOBILE & BROADBAND COVERAGE

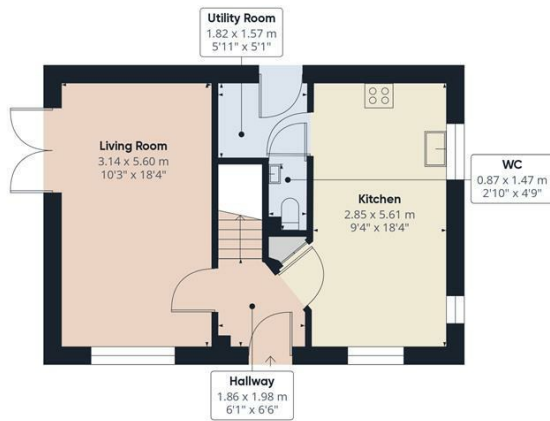
Ultrafast: up to 1000 Mbs

Mobile Signal: Limited

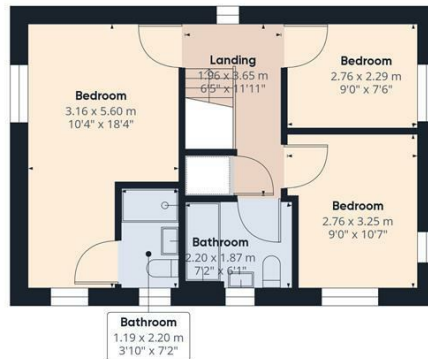
(Source: OFCOM)







Floor 0



Floor 1



Approximate total area[®]
85.4 m²
919.24 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.

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