

2 Lyons Court, Newquay, TR7 3FF



SOUTH FACING LOW MAINTAINANCE GARDEN | QUIET CUL-DE-SAC | Well presented 'rare style' 4 bedroom family home on a very popular residential estate ideally located for schools and access in and out of Newquay Town.

- Well presented throughout with newly refurbished en-suite
- Large rear lounge with direct access onto the sunny rear garden
- Allocated tandem parking bay for 2 cars with ample on street parking
- Walking distance to schools and town
- Popular family friendly estate with communal parks
- 4 bedrooms with master en-suite

Reduced To £310,000 Freehold

Trevenson Meadows is a popular residential estate just 10 minutes walk from Porth Beach and Chester Road where you can find a post office, handyman store, banks and a choice of cafes. The area is very close to Tretherras secondary school and has the popular Newquay Orchard and Newquay Sports Centre right on the doorstep with the main Newquay town an easy walk away. The estate is ideal for families, with multiple green spaces on the doorstep.

The property is quite unique with only a handful of this style on the estate. Evident when you enter the property you are welcomed by a spacious hallway which provides access to the kitchen/breakfast room, downstairs WC and the lounge. The kitchen/breakfast room has a range of floor and wall mounted kitchen units under a woodblock worktop with all expected white goods either built in or recessed. The slightly larger nature also provides ample room for a dining table. To the rear, past the downstairs WC is the lounge/diner with a large cupboard and a patio door unit onto the rear South facing patio, flooding the lounge with light all day thanks to its orientation.

To the first floor are 4 bedrooms. The master has a spacious shower en-suite currently under renovation and ready for a new purchaser. The family bathroom provides a full length side panel bath with mixer tap shower attachment and tiled splashback surround to the wet areas.

Outside the property has a low maintenance fully enclosed rear garden with a patio directly off the lounge leading to the lawn which extends down the side of the property to the side access to the front. The uninterrupted South orientation makes this a lovely space enjoying all of the day's sun making it a very warm, bright house to live in.

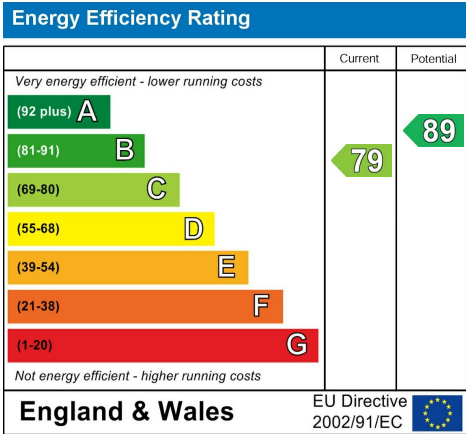
TENURE
Freehold

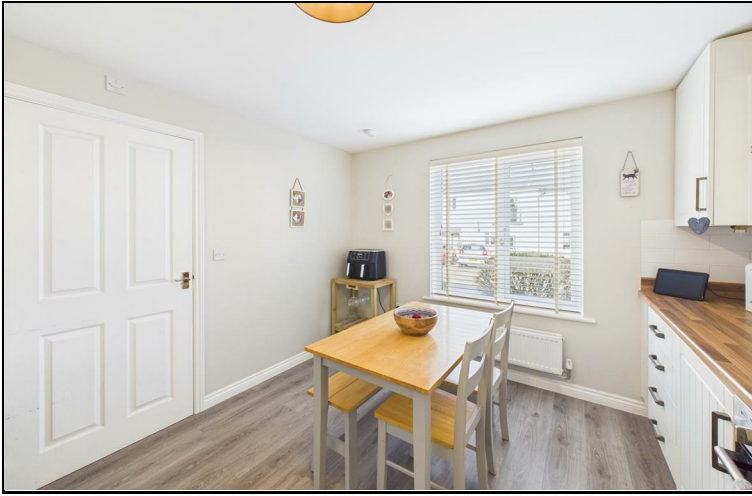
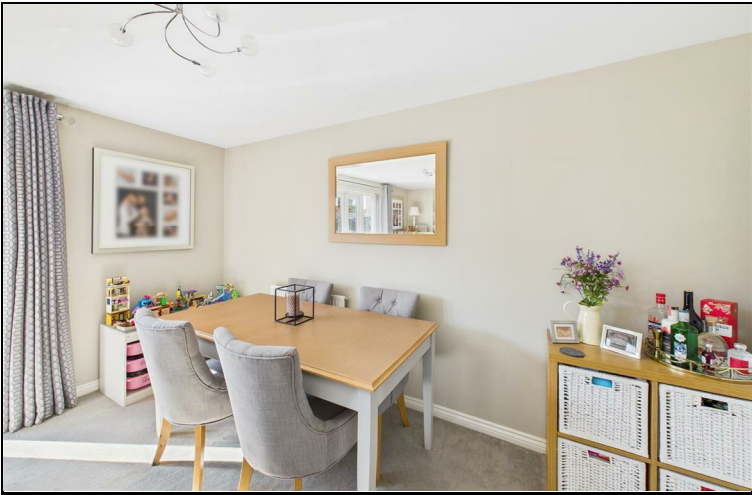
SERVICES
All mains

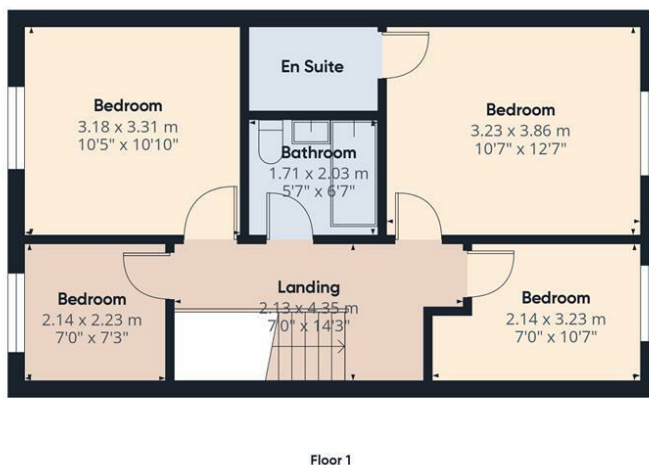
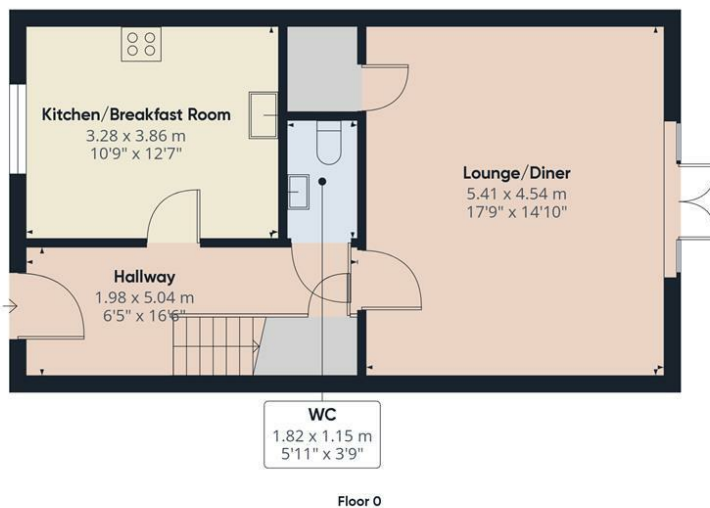
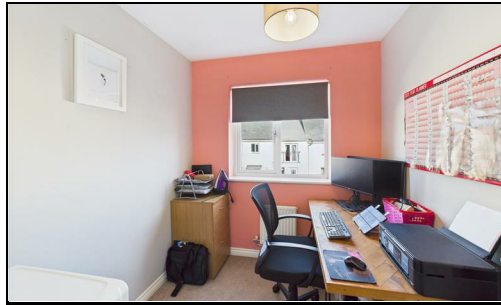
COUNCIL TAX
Band D

ESTATE MANAGEMENT CHARGE
1st Jan – 31st Dec 2025 - £174.89

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







Approximate total area⁽¹⁾
97.54 m²
1049.92 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk