

## 6 Trevithick Way, Trevemper, Newquay, TR8 4WS



**IMMACULATE THROUGHOUT | PRIVATE CUL-DE-SAC | Detached 2 bedroom bungalow with open plan living area, en-suite master bedroom, parking and enclosed garden, on small private development.**

- Detached 2 bedroom bungalow (master en-suite)
- Remainder of 10 Year insurance backed Buildzone Warranty
- Open plan living room/kitchen/diner with NEFF appliances
- No onward chain
- Air Source Central Heating
- Vaulted living room with picture window
- Enclosed lawned and patio garden
- Generous 2 car private brick paved driveway
- Utility Room
- Approx 1116 sq ft of accommodation

**Price £495,000 Freehold**

Trevithick Way is a small, select development of houses and bungalows in a quiet private road, tucked away on Trevemper Road.

Built in 2024, the standout feature of this modern bungalow is the thoughtfully designed open plan living area with full height glazed gable end wall and vaulted ceiling, providing a spacious and bright living area. The well-equipped kitchen features integrated Neff appliances and the property has the added benefit of a utility room. There are two well-proportioned double bedrooms, with the master having an en-suite shower room, as well as a family bathroom and store room.

To the rear of the property is a large enclosed lawned garden, with paved patio seating, garden shed and gravelled path with pedestrian side access gate. There is private parking for up to 2 vehicles to the front of the property.

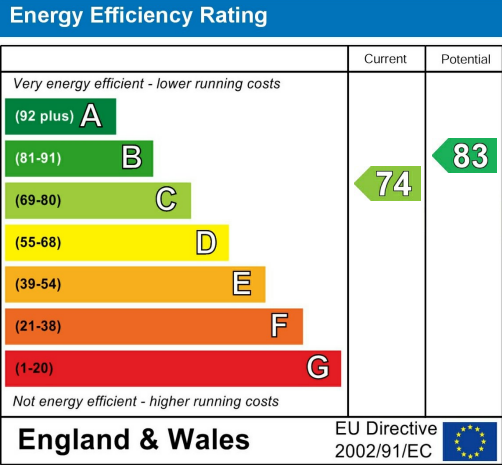
**TENURE**  
Freehold

**SERVICES**  
Mains electricity, water and drainage.

**SERVICE CHARGE**  
It is anticipated a contribution of £250 per annum towards the upkeep of the private estate road will be agreed on completion of the development.

**COUNCIL TAX**  
Band D

**MOBILE AND BROADBAND COVERAGE AVAILABILITY**  
No information available.  
(Source: OFCOM)



Approximate total area<sup>1)</sup>  
103.66 m<sup>2</sup>  
1115.8 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 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.

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