

Barnside, Trevean Way, Pentire, Newquay, Cornwall, TR7 1TW



DETACHED 3 BEDROOM SPLIT LEVEL HOUSE ON TREVEAN WAY SET IN A 0.2 ACRE PLOT WITH RIVER GANNEL VIEWS, SURROUNDING GARDENS AND A DOUBLE GARAGE WITH AMPLE PARKING

- 3 Double Bedrooms, 3 bathrooms
- Large Double Garage, with fronting parking driveway
- Gas central heating and double glazing
- 1870 sq.ft in total
- First floor elevated living floor with South facing views
- Enclosed private Courtyard Garden
- Roof mounted owned Solar Panels
- STONES THROW FROM THE RIVER WITH VIEWS
- Open corner plot with extension potential (subject to PP)
- Prime residential location at Pentire

Price £795,000 Freehold

This detached house sits in a large plot on the first corner of Trevean Way and is just a short distance from the River with dog walks and all the water activities that this tidal estuary brings. The house is split-level in design with a rear master suite, lower floor guest bedrooms and a first floor living room/kitchen taking advantage of the South facing views over the River. A large double garage with ample private driveway parking sits to the rear. The property features open plan corner plot gardens to the side and front with a delightful fully enclosed and sheltered courtyard garden off the middle residential floor. Potential exists for expansion or re-modelling, perhaps to include an annexe or further accommodation if required. The property is in need of modernisation but represents a prime opportunity to live on this highly sought after cul-de-sac close to the River.

LIVING ROOM

20'1 x 17'9 (6.12m x 5.41m)

KITCHEN

20'1 x 8'10 (6.12m x 2.69m)

BEDROOM 1

13'3 x 15'2 (4.04m x 4.62m)

EN-SUITE

7'2 x 8'10 (2.18m x 2.69m)

BEDROOM 2

14'3 x 13'1 (4.34m x 3.99m)

BEDROOM 3

13'6 x 11'7 (4.11m x 3.35m) 2.13m)

EN-SUITE

8'11 x 5'3 (2.72m x 1.60m)

MAIN BATHROOM

11'4 x 5'10 (3.45m x 1.78m)

UTILITY ROOM

8'1 x 6'8 (2.46m x 2.03m)

GARAGE

17'4 x 16'11 (5.28m x 5.16m)

TENURE

Freehold

SERVICES

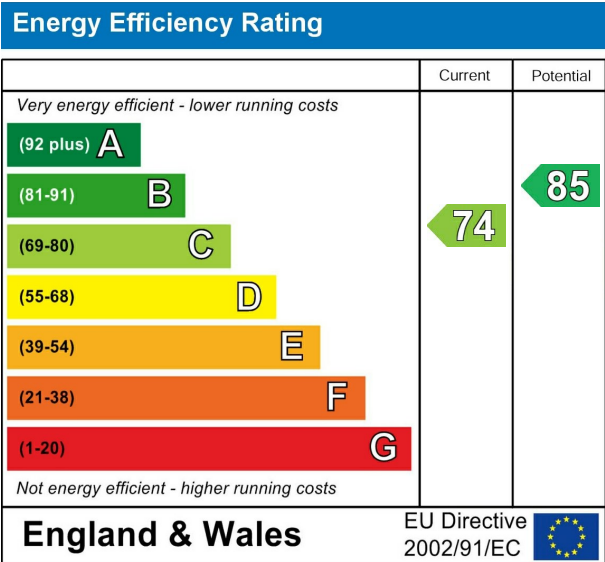
All mains

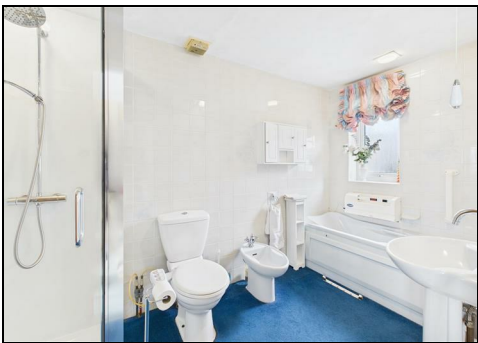
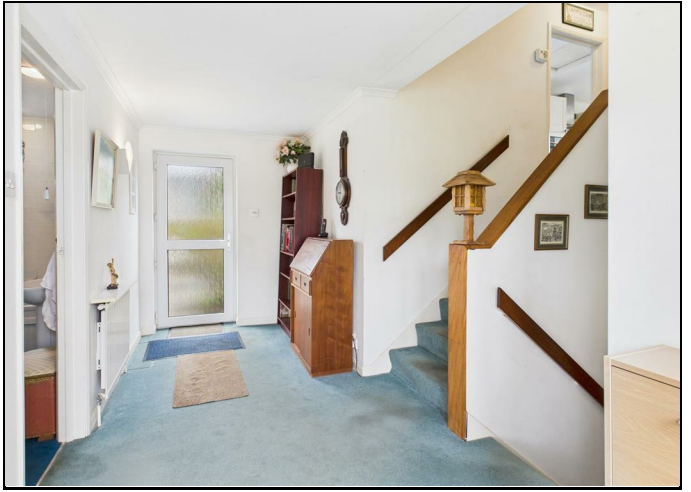
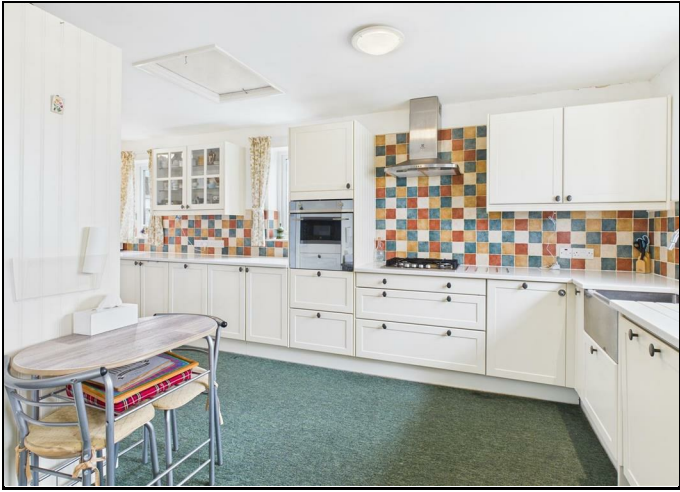
COUNCIL TAX

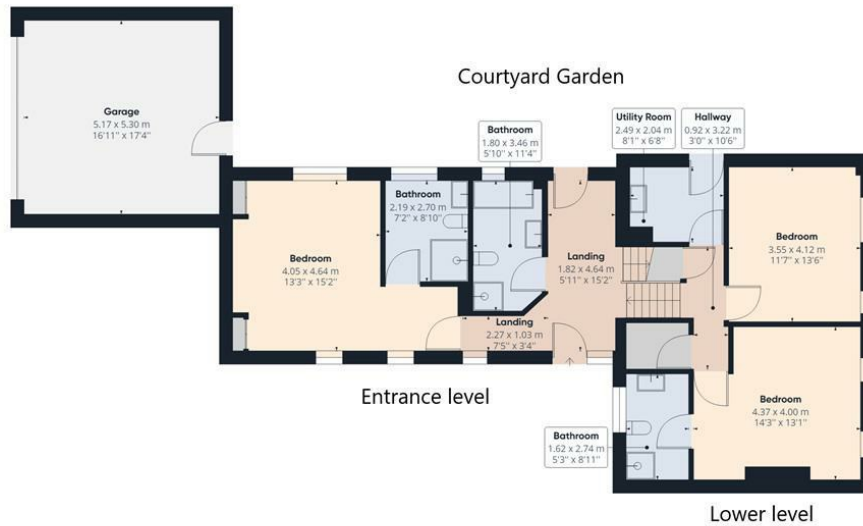
Band E

**BROADBAND AND MOBILE COVERAGE
AVAILABILITY**

Fastest available download speed: Up to 49 Mbs
Mobile Coverage: Likely/limited
(Source: OFCOM)







Approximate total area⁽¹⁾
173.68 m²
1869.50 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.

GIRAFFE360

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