

## 40 Button Drive, Newquay, TR7 3FB



**ALLOCATED PARKING SPACE | SUNNY REAR GARDEN | Cosy mid-terrace 2 bedroom house with delightful south-westerly facing enclosed rear garden, gas central heating, double glazing and allocated parking in cul-de-sac location on a popular estate.**

- Rear aspect lounge/diner
- 2 double bedrooms, one with Juliette balcony
- Sunny south westerly facing level rear garden
- Overlooking communal green space and park
- Gas central heating and double glazing throughout
- Allocated parking space
- Ideal starter home or buy to let

## Reduced To £227,500 Freehold



Located on Button Drive in the popular residential Trevenson Meadows estate, this mid-terrace house comprises of a rear aspect lounge/diner overlooking the sunny rear garden, kitchen and downstairs cloakroom. On the first floor are 2 double bedrooms, with a front aspect Juliette balcony enjoying views of the communal green and children's play park. Allocated parking for one vehicle is located nearby.

Presented in good condition, the property is within walking distance of secondary schools, Chester Road shopping complex and Newquay town and beaches.

**LOUNGE/DINER**  
14'8 x 12' (4.47m x 3.66m)

**KITCHEN**  
9'9 x 5'4 (2.97m x 1.63m)

**HALLWAY**  
9'9 x 3'7 (2.97m x 1.09m)

**WC**  
5'1 x 2'10 (1.55m x 0.86m)

**FIRST FLOOR LANDING**  
7'3 x 3'5 (2.21m x 1.04m)

**REAR ASPECT BEDROOM**  
12'0 x 8'3 (3.66m x 2.51m)

**FRONT ASPECT BEDROOM**  
10'1 x 8'7 (3.07m x 2.62m)

**BATHROOM**  
7'4 x 5'6 (2.24m x 1.68m)




**TENURE**  
Freehold

**SERVICES**  
All mains

**COUNCIL TAX**  
Band B

**MOBILE AND BROADBAND COVERAGE AVAILABILITY**  
Fastest available download speed: Up to 1000Mbps  
Mobile coverage: Likely/limited  
(SOURCE: OFCOM)

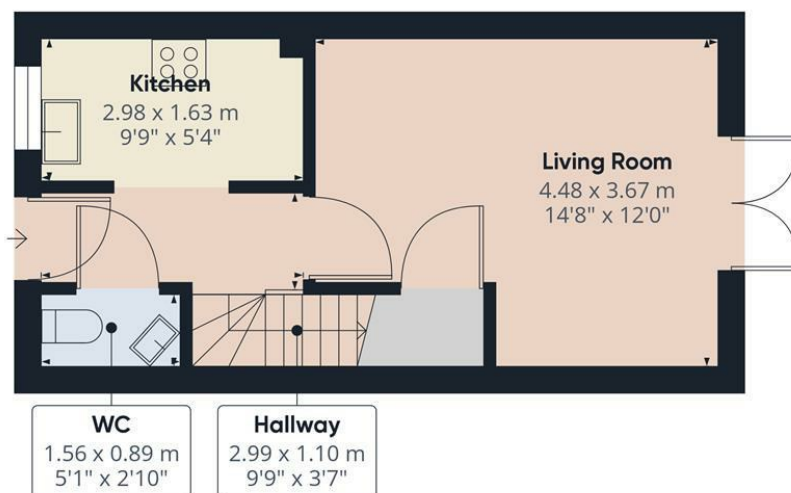
**ESTATE MANAGEMENT CHARGE**  
Estate charges £156.88 per annum

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

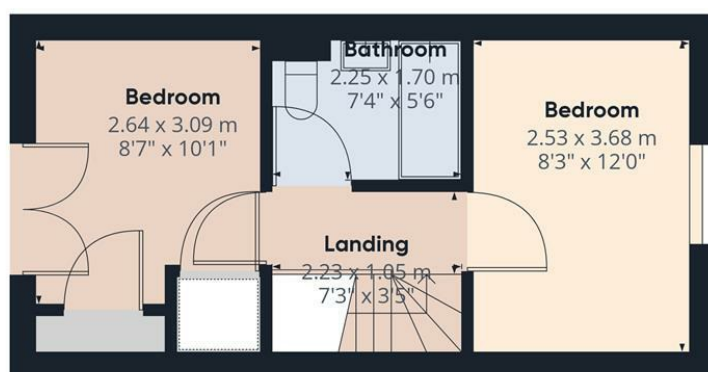








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

52.03 m<sup>2</sup>  
560.07 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.

GIRAFFE360

# Start & co

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