

Plots 12 & 13 Trevithick Way, Trevemper, Newquay, Cornwall, TR8 4WS



CHOICE OF 2 BRAND NEW 105sqm 3 BEDROOM DETACHED BUNGALOWS IN THIS SMALL SELECT DEVELOPMENT WITH VAULTED LIVING ROOMS, GABLE GLAZED WALLS, GENEROUS PRIVATE DRIVEWAYS, AN EN-SUITE MASTER BEDROOM AND FULLY ENCLOSED LAWNED GARDENS WITH PATIO AREAS – COMPLETION FROM FEBRUARY 2026

- Detached Brand New 3 bedroom bungalows
- Vaulted living room with feature glazed wall
- Air Source Central Heating
- 10 Year Insurance backed Buildzone Warranty
- Utility Room
- Generous private brick paved driveway
- Fenced lawned surrounding garden with patio
- Floorcoverings throughout
- UNDER CONSTRUCTION – MOVE INS AVAILABLE FROM FEB 2026

Price £495,000 Freehold

Following sell-out completion of Phase 1 on this select development, Messrs JJ Developments are delighted to offer Phase 2, initially comprising a choice of 2 bungalows namely plots 12 & 13, both priced at £495,000 with completion dates available from February 2026. The remaining 3 plots can be made available for early bird reservation and later completion dates, please call us for further details. In a world of mass housing development, it is a refreshing change to find a more bespoke select estate consisting of new-build high specification low maintenance bungalows.

All the plots in Phase 2 have large full width driveways for parking and feature larger rear gardens than Phase 1. Plots 12 & 13 are currently under construction with a choice of floorcoverings, tiles, kitchens and bathrooms (subject to reservation timing).

The bungalows are accessed from private lit brick paved parking driveways that feature a plantable gravel bed for soft landscaping and lead to a covered sheltered entrance and front door. The entrance hall provides central access to all rooms on one level. There are three double size bedrooms (master bedroom to rear with a substantial en-suite featuring a large walk-in shower). 2 of the bedrooms come with fitted wardrobes. There is also a large family bathroom and a lovely size stand-alone utility room with ample room for all your ancillary appliances. A main feature of these bungalows is the vaulted ceiling open plan kitchen/living area to the rear of the property with a fully glazed rear aspect window wall extending into the vaulted ceiling. This room has an open plan luxury kitchen area with a peninsular breakfast bar (layout and design of your choice, subject to timing) and can be fitted with a woodburner upgrade if desired (extra cost). Each bungalow, constructed by a small local team comes with Years of build expertise and a comprehensive structural warranty as standard. The properties are heated with low cost energy efficient air source central underfloor heating and are, of course, fully double glazed. All external areas are

landscaped to your specification with a lawn and patio area (extra costs may apply for design and type upgrades). The properties come fully fitted with floorcoverings of your choice from low maintenance Karndean wood effect vinyl, or carpets throughout. Trevithick Way is approached by car from the main road and there is also a pedestrian gate within the development that leads onto a public footpath to Morrisons, LIDL, Mc Donalds and the nearest bus stop. The gate is locked to the public from the outside with a key code so only owners of property can gain access to Trevithick Way from this path.

IMAGES

The marketing images are COMPUTER GENERATED IMAGES based on actual property stock. The bungalows are currently under construction. An accompanied online walk-through tour of an actual completed bungalow is available by appointment, please call us to arrange a virtual online viewing.

TENURE

Freehold

SERVICES

Mains electricity, water and drainage

COUNCIL TAX

Band E (data from an identical previously constructed bungalow and may be subject to change)

PREDICTED ENERGY ASSESSMENT

Band C (data from previously constructed bungalows and may be subject to change)

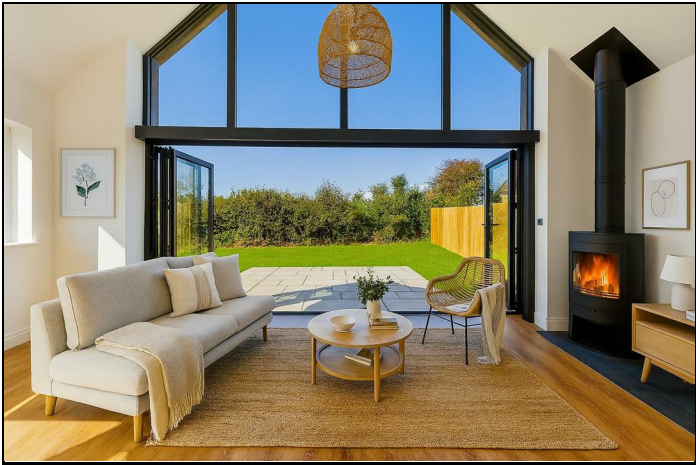
VIEWING

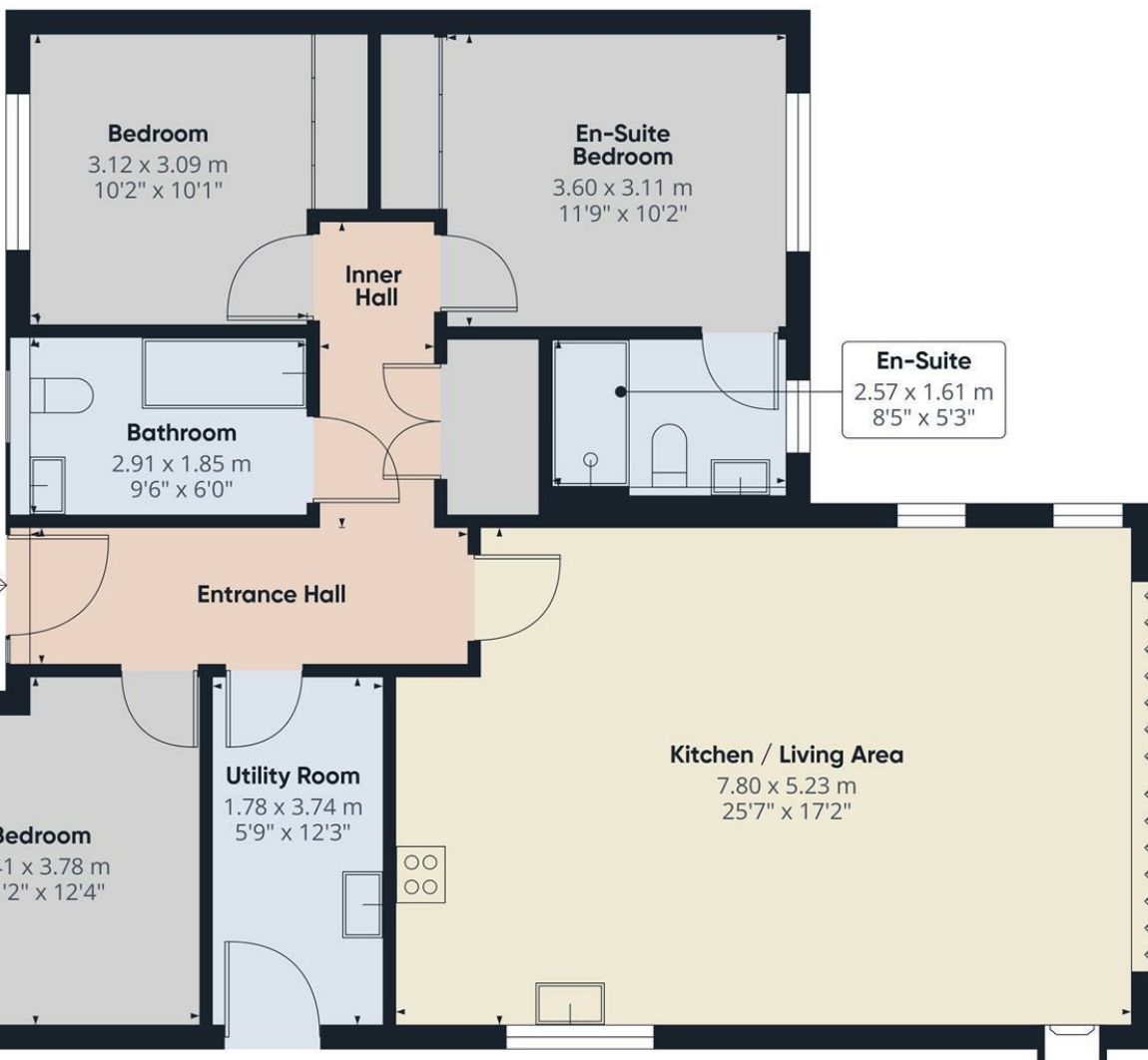
Available now for viewings, please call (01637) 875847 to arrange an accompanied site visit with the developer.

SERVICE CHARGE

It is anticipated that each house will contribute £250 per annum towards the upkeep of the estate road.







Approximate total area⁽¹⁾
105 m²
1129 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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