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**67 Treloggan Road, Newquay TR7 2JT**

**£120,800**

A RARE OPPORTUNITY TO PURCHASE A 40% SHARED OWNERSHIP THREE BEDROOM HOME WITH AN OPTION TO STAIRCASE UP TO 90%, LOCATED WITHIN THE EVER POPULAR TRELOGGAN AREA OF NEWQUAY. THIS PROPERTY IS PRESENTED TO A SUPERB STANDARD AND HAS A NEAT, ENCLOSED REAR GARDEN AND ALLOCATED PARKING FOR TWO CARS.

**PROPERTY TYPE:** House - End Terrace

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

**FEATURES:**

- 40% SHARED OWNERSHIP THREE BEDROOM HOUSE
- OPTION TO STAIRCASE UP TO 90%
- TWO ALLOCATED PARKING SPACES
- UTILITY ROOM
- NEAT, LOW MAINTENANCE GARDEN
- RARE OPPORTUNITY FOR LOCAL BUYERS
- GAS CH
- CONVENIENT, POPULAR LOCATION
- SPACIOUS AND IMMACULATELY PRESENTED

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## DESCRIPTION:

Nestled within the ever-popular residential area of Treloggan, 67 Treloggan Road offers an exceptional opportunity to acquire a beautifully presented shared ownership home in one of Newquay's most desirable family neighbourhoods. Shared ownership properties of this quality and age are rarely available, making this an opportunity not to be missed. Treloggan has long been favoured by families and professionals alike, thanks to its welcoming community atmosphere, excellent local schooling, convenient access to parks, sports facilities, and a wide range of everyday amenities. The area strikes the perfect balance between peaceful residential living and easy access to everything Newquay has to offer.

Constructed approximately ten years ago and offered on a 40% shared ownership basis, this attractive home has been thoughtfully designed with modern family life in mind. The accommodation is bright, spacious, and impeccably maintained throughout.

The ground floor features a welcoming entrance hall with stairs rising to the first floor, leading through to a stylish front-aspect lounge that provides a comfortable and relaxing living space with a storage cupboard. To the rear, the generous kitchen/dining room serves as the heart of the home, with direct access to the landscaped rear garden, creating an ideal environment for both entertaining and everyday family living. Complementing the ground floor accommodation is a practical utility room and a convenient cloakroom/WC.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard.

Externally, the enclosed rear garden has been attractively landscaped to provide a low-maintenance outdoor space perfect for families, children, or those seeking easy-care gardens. The property further benefits from allocated parking for two vehicles.

This is a genuinely rare chance to secure a modern shared ownership home in a highly sought-after Newquay location, offering spacious accommodation and outstanding value for money.

### SHARED OWNERSHIP ELIGIBILITY

To be eligible for Shared Ownership, applicants must:

Be aged 18 or over.

Not currently own another property.

Have a total household income of less than £80,000 per annum.

Meet any applicable Section 106 Local Connection requirements.

Occupy the property as their sole and principal residence until the property is sold.

### SECTION 106 LOCAL CONNECTION REQUIREMENT

Applicants must demonstrate a local connection to the Parish of Newquay through one of the following:

(a) Permanent residence within the parish for a continuous period of at least three years immediately prior to application; or

(b) Permanent residence within the parish for a continuous period of at least five years; or

(c) Employment within the parish (normally 16 hours or more per week and excluding seasonal employment) for a continuous period of at least three years immediately prior to application; or

(d) A close family connection (mother, father, brother, sister, son, or daughter) where the family member currently resides within the parish and has done so continuously for at least five years immediately prior to application.

### IMPORTANT INFORMATION

Full Market Value: £302,000

Share Available: 40%

Share Value: £120,800

Monthly Rent: £470.00 per month, including Estate charge, Buildings insurance and Management fee.

Option to Staircase up to 90%

### Hallway

1.57m x 1.30m (5'2 x 4'3)

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### Lounge

4.67m x 4.17m (15'4 x 13'8)

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### Kitchen

3.84m x 3.84m (12'7 x 12'7)

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#### Utility

1.73m x 1.35m (5'8 x 4'5)

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#### Cloakroom

1.96m x 1.30m (6'5 x 4'3)

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#### Bedroom 1

4.06m x 3.05m (13'4 x 10'0)

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#### Bedroom 2

4.50m x 2.51m (14'9 x 8'3)

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#### Bedroom 3

2.59m x 2.26m (8'6 x 7'5)

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#### Bathroom

2.06m x 1.91m (6'9 x 6'3)

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#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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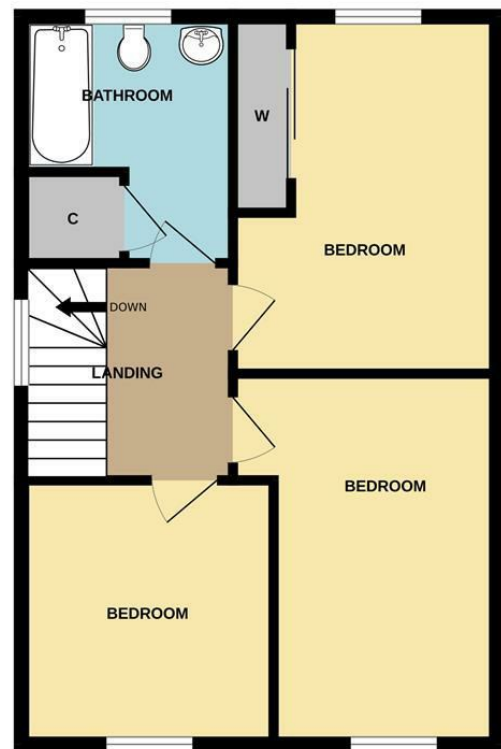
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## FLOORPLAN:

GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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                             |  | 82      | 86        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.