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49 Tretherras Road, Newquay TR7 2TF

£395,000

A SPACIOUS DETACHED THREE BEDROOM BUNGALOW WITH AMPLE DRIVEWAY PARKING , AN ELEVATED WELL ESTABLISHED, LOW MAINTENANCE GARDEN AND A GARAGE LOCATED WITHIN A QUIET, POPULAR RESIDENTIAL CUL DE SAC CLOSE TO CHESTER ROAD, THE SPORTS CENTRE AND THE TRENANCE AREA.

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- TUCKED AWAY CUL DE SAC LOCATION
- GARAGE AND DRIVEWAY PARKING
- NEAT, LOW MAINTENANCE PRIVATE GARDEN
- WELL PROPORTIONED ACCOMMODATION
- EASY ACCESS TO CHESTER ROAD
- EPC TO FOLLOW
- BRIGHT AND AIRY THROUGHOUT
- HIGHLY SOUGHT AFTER LOCATION

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DESCRIPTION:

Welcome to No. 49 Tretherras Road. Tucked away in a peaceful cul-de-sac within the sought-after Tretherras area of Newquay, this beautifully maintained three-bedroom bungalow offers the perfect blend of tranquillity and convenience. With excellent access into and out of the town, you'll be within easy reach of Newquay's vibrant selection of independent shops, cafés, restaurants and bars, while enjoying a quiet residential setting. Just a short distance away is Porth Beach, a stunning sheltered sandy cove, home to beachfront cafés, a boutique clothing store and a popular pub overlooking the sea. For everyday essentials, nearby Chester Road offers a range of amenities including a convenience store, bakery, post office, cafés and a bank. The sports centre, Newquay Community Orchard and Trenance Gardens are all within walking distance, making this an ideal location for families, retirees and anyone looking to enjoy an active coastal lifestyle.

Lovingly cared for by the current owners for more than 30 years, this home has been exceptionally well maintained and offers comfortable accommodation with exciting potential for modernisation and personalisation.

An entrance porch opens into a welcoming L-shaped hallway with a useful built-in storage cupboard. To the front of the property, the spacious lounge enjoys plenty of natural light and features a gas fire with a back boiler, creating a warm and inviting living space. The adjoining dining area overlooks the rear garden and connects conveniently to the kitchen via a serving hatch.

At the rear, the kitchen is fitted with a range of traditional units and provides space for a fridge, freezer and washing machine, alongside a gas hob and electric oven. There is ample room for a breakfast table, and subject to the necessary building regulations, there is excellent potential to create an open-plan kitchen/dining space by opening through to the dining room.

All three bedrooms are positioned away from the main living areas, offering a peaceful retreat. One bedroom benefits from built-in wardrobes, while all are well presented and well proportioned. The bathroom comprises a bath with an electric shower over and a wash basin, with a separate WC located alongside for added practicality.

The property benefits from uPVC double glazing throughout and gas central heating via the back boiler, with a hot water cylinder neatly housed within a hallway cupboard.

Outside, the property continues to impress. The front garden is attractively landscaped with a well-kept lawn, mature planting and a generous driveway providing ample off-road parking, along with access to the single garage. To the rear, the private garden has been thoughtfully designed for low-maintenance, featuring mature planted borders and an elevated patio that enjoys sunshine throughout the day. Side access is available on both sides of the property.

Offering a rare combination of peaceful surroundings, excellent local amenities and outstanding potential, this delightful bungalow is perfectly suited to a wide range of buyers. Whether you're looking to downsize, relocate or create your forever home, No. 49 Tretherras Road presents a wonderful opportunity to purchase a property in one of Newquay's most convenient residential locations.

Porch
1.73m x 1.14m (5'8 x 3'9)

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Hallway
3.86m x 3.81m (12'8 x 12'6)

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Lounge
4.32m x 3.66m (14'2 x 12'0)

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Kitchen
3.40m x 2.87m (11'2 x 9'5)

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Bedroom 1
3.23m x 3.23m (10'7 x 10'7)

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Bedroom 2
3.56m x 2.90m (11'8 x 9'6)

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Bedroom 3
2.74m x 2.46m (9'0 x 8'1)

.

Bathroom
2.26m x 1.60m (7'5 x 5'3)

.

WC
1.40m x 0.84m (4'7 x 2'9)

.

Kitchen
6.78m x 2.57m (22'3 x 8'5)

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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.

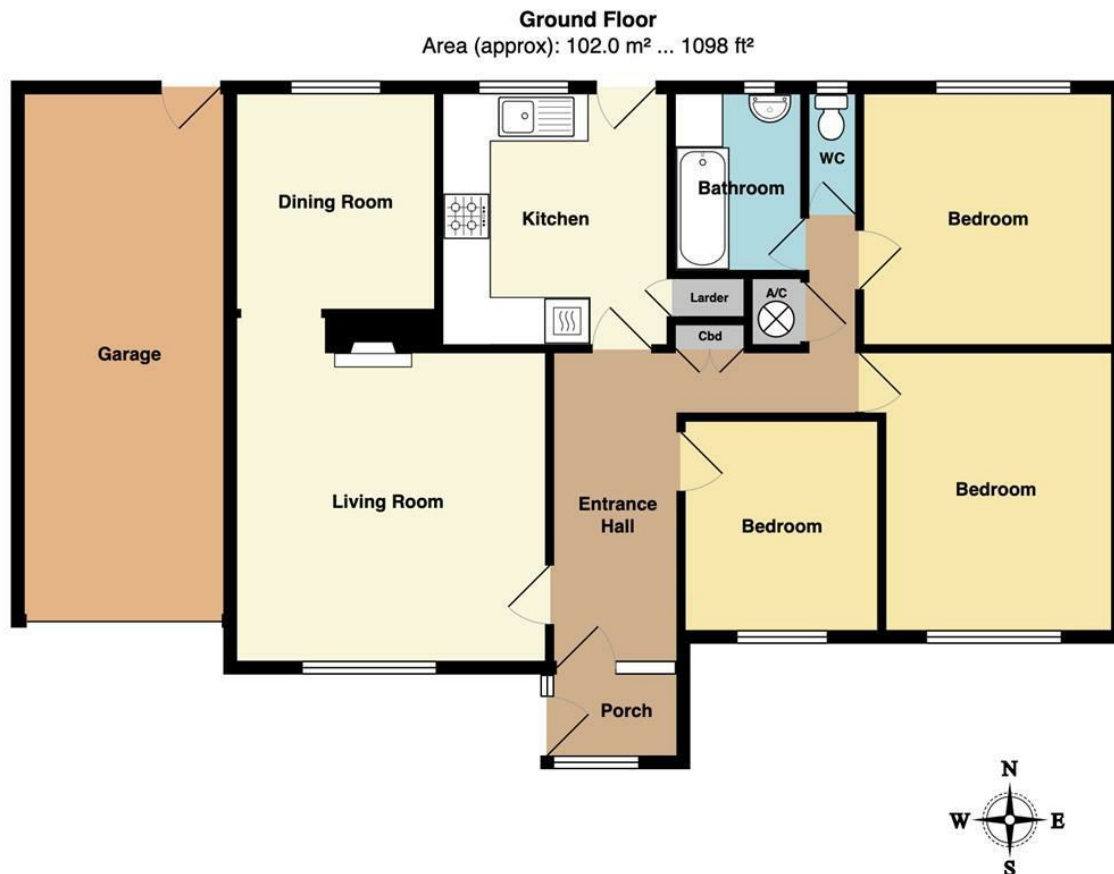
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FLOORPLAN:



Total Area: 102.0 m² ... 1098 ft²

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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