



3, Lyons Court, Newquay, TR7 3FF

david ball
Agencies

An outstanding four-bedroom semi-detached family home, beautifully presented throughout, with a low-maintenance, south-facing garden and allocated parking. Located in the highly desirable Trevenson Meadows estate, the property also features double glazing and gas central heating.

£315,000 Freehold

Key Features

- GREAT LOCATION
- GOOD SIZED GARDEN
- GAS CENTRAL HEATING
- GOOD SIZED FAMILY HOME
- PARKING
- DOUBLE GLAZING
- CLOSE TO LOCAL SCHOOLS
- SOUTH FACING GARDEN

LOCATION

Located on the Trevenson Meadows development is this four bedroom house. The current owner have maintained the property to a high standard. The town of Newquay is approximately 2 miles distance from the property and offers a comprehensive range of shopping, schooling as well as bars, restaurants and night clubs. The town also boast an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

HALLWAY

Double glazed door to front and hallway and doors leading to subsequent accommodation.

LOUNGE / DINER

Double glazed window to the rear aspect with double glazed patio doors leading to the rear aspect of the property. Radiator.





KITCHEN

Double glazed window to front aspect. A fitted fully integrated kitchen with a range of base, wall and drawer units with roll top work surfaces over with an inset one and quarter sink unit with a mixer tap. Inset double electric oven with 4 ring hob and extractor hood .

W/C

Low level WC with dual flush. Pedestal wash hand basin. Radiator.

BEDROOM ONE

Double glazed window to the rear aspect. Radiator.

EN-SUITE

Double glazed obscured window to the front aspect. W/C with wash hand basin. Walk in shower with shower over. Heated towel rail.

BEDROOM TWO

Double glazed window to the front aspect. Radiator.

BEDROOM THREE

Double glazed window to the front aspect. Radiator.

BEDROOM FOUR

Double glazed window to the front aspect. Radiator.

BATHROOM

The family bathroom features a full-length bath with a side panel, mixer tap, and shower attachment. Close coupled W/C. Wash hand basin. Towel rail.

EXTERNAL

Externally, the rear garden is south-facing, low-maintenance, and fully enclosed, featuring a generous lawn and a patio. Accessible from the lounge, it enjoys plenty of sunshine and is perfect for summer entertaining. The property also includes allocated parking for one vehicle.

COUNCIL TAX D

SERVICES

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections



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The graph illustrates the relationship between energy efficiency (Y-axis) and running costs (X-axis) for various building types in England and Wales. The Y-axis represents energy efficiency, with a scale from 1 (lowest) to 10 (highest). The X-axis represents running costs, with a scale from 120 (highest) to 10 (lowest). The data points are as follows:

Building Type	Energy Efficiency (Y-axis)	Running Costs (X-axis)
EU Directive	10	120
Current	8	110
Future	9	100
83	7	120
79	6	120
A	10	10
B	9	20
C	8	30
D	7	40
E	6	50
F	5	60
G	4	70

Legend: EU Directive (top), Current (green), Future (light green), 83 (orange), 79 (yellow), A (red), B (orange-red), C (orange), D (yellow), E (orange), F (yellow-orange), G (red-orange).

FIRST FLOOR

SECOND FLOOR

Up

Down

Left

Rooms and Dimensions:

- Bedroom 1: 108 (3.87') x 7' (2.13m) max
- Bedroom 2: 114 (3.46') x 107 (3.22')
- Bedroom 3: 108 (3.87') x 7' (2.13m) max
- Bedroom 4: 77 (2.31') x 71 (2.16)
- Bathroom: 126 (3.80') x 109 (3.28)
- Kitchen: 179 (5.41') x 139 (4.18)
- Living Room: 179 (5.41') x 139 (4.18)



Approximate Area = 1106 sq ft / 102.7 sq m
For identification only - Not to scale