



83, Rock Pipit Road, Newquay, TR8 4ZG

david ball
Agencies

**** Long term rental **** An end of terrace two bedroom family home in the Trevemper area of Newquay. An open plan living space leading out into the garden that features side access, two double bedrooms with built in wardrobes, a family bathroom and a downstairs WC. Air source heat pump powered underfloor heating to the ground floor with central heating on the first.

You will need to fill out a David Ball Agencies Treveth registration form before proceeding which includes eligibility for this property as there is a required location connection to Newquay and the surrounding areas, for full details please contact us or visit the Treveth area of the David Ball Agencies website.

Floor plan dimensions provided have used architects' drawings and are for guidance only, therefore actual measurements may vary slightly. Images used are of the same house type and are for illustrative purposes, individual properties may vary slightly.

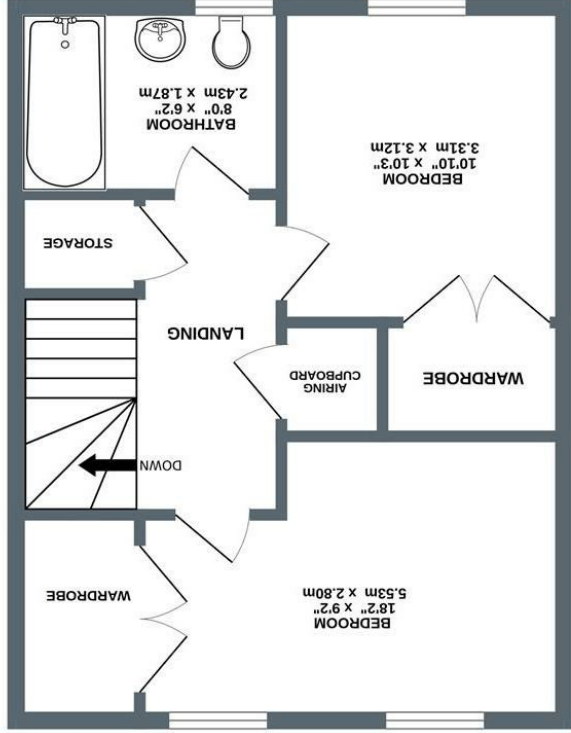
RENT £1,250 DEPOSIT £1,442 HOLDING DEPOSIT £288

£1,250 Per Calendar Month

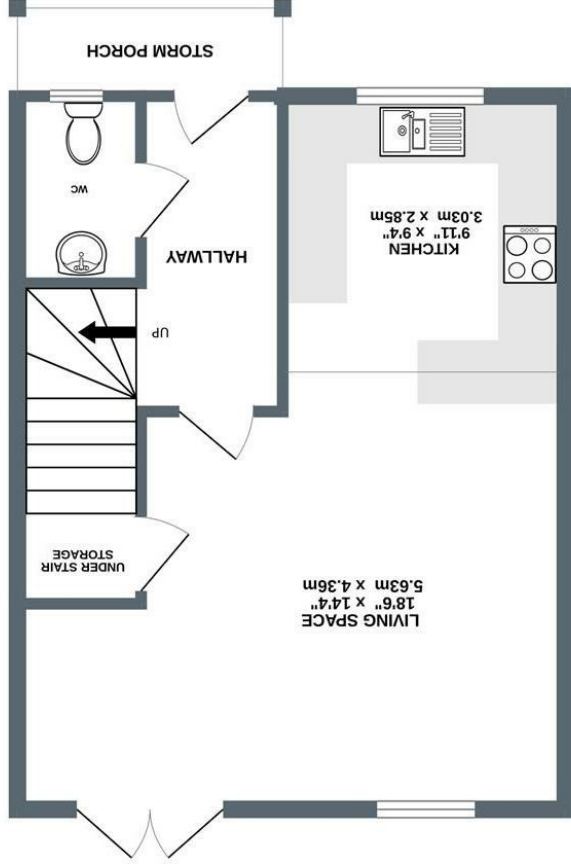




1ST FLOOR



GROUND FLOOR



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		
Very energy efficient - lower running costs		
A (81-91)		
B (69-80)		
C (55-68)		
D (39-54)		
E (21-38)		
F (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
92	94	
Current	Potential	