

3 Tretherras Close, Newquay, Cornwall, TR7 2RD



DETACHED 4 BEDROOM 2 BATHROOM BUNGALOW AT TRETHERRAS WITH ENCLOSED LOW MAINTENANCE GROUNDS AND A DETACHED STUDIO ANNEXE

- 4 Bedrooms, 2 bathrooms – 965 sqft
- Gated “dog friendly” grounds and driveway
- Quiet cul-de-sac location
- ANNEXE FOR GUESTS/FAMILY OR LETTING INCOME
- Detached recently constructed annexe – 194 sq ft
- Lovely level garden with outbuildings
- Convenient for Schools and Town
- Single garage/workshop
- Gas central heating and double glazing
- Lounge with woodburner

Price £440,000 Freehold

This detached bungalow has recently had a detached annexe and garage conversion along with a new detached garage construction, increasing the overall accommodation to 1291 sqft. The grounds have been substantially overhauled with a large gated access and ample private parking at the end of this quiet and convenient cul-de-sac.

The main bungalow now accommodates 4 bedrooms and 2 bathrooms, one being the former garage now with an en-suite shower room and an independent access from the drive, offering further potential for teenagers etc. The 3 main bedrooms are in the original bungalow layout along with the family bathroom, the lounge with a woodburner and the kitchen.

The detached annexe is located on the driveway and has an open plan living room/kitchen along with a rear shower room and a small separated rear garden area for guests/family occupation.

The rear garden is delightfully level and laid mostly to lawns with an open covered area, a shed and a timber pergola.

TENURE


Freehold

SERVICES

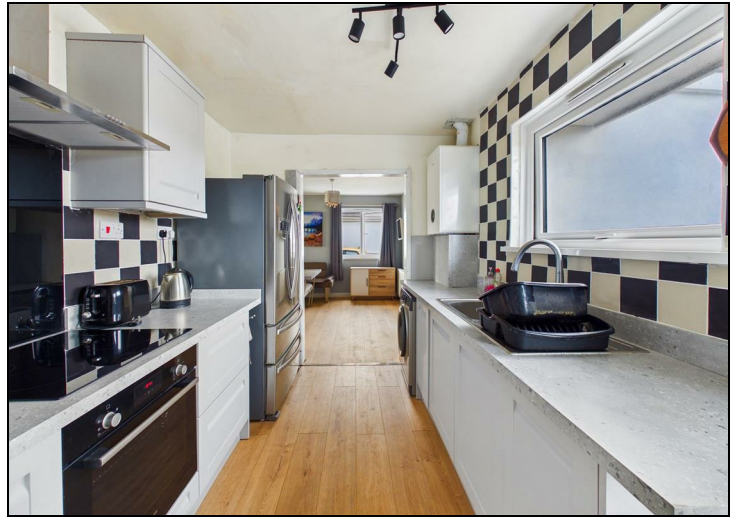
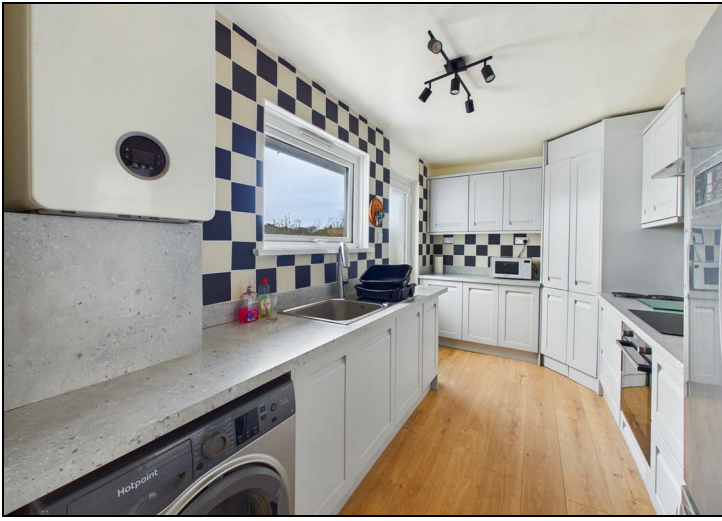
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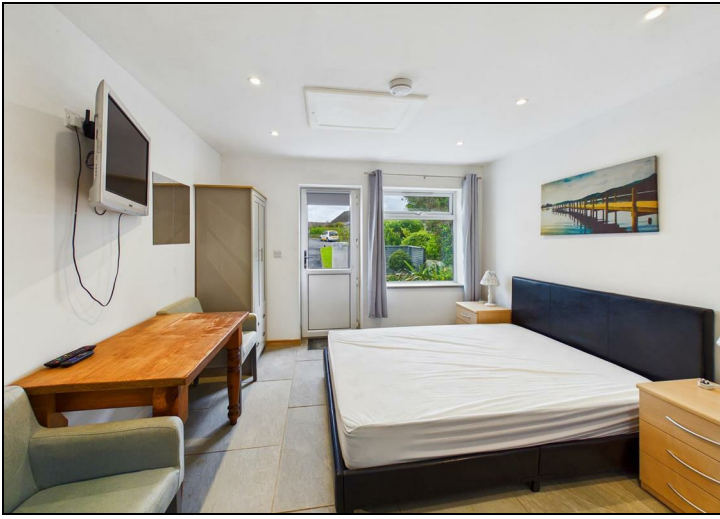
COUNCIL TAX

Band D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾
119.9 m²
1291 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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