Start & co
THE NEWQUAY ESTATE AGENT
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39 Treninnick Hill, Newquay, Cornwall TR7 2JU



SUBSTANTIAL EXTENDED SEMI-DETACHED 3/4 BEDROOM HOUSE ON TRENINNICK HILL WITH A SIGNATURE REAR FACING OPEN PLAN KITCHEN/DINER AND A STUNNING SOUTH WEST FACING LAWNED REAR GARDEN WITH DECKING

- Surprisingly Large family home – 1629 sqft
- 3/4 Bedrooms
- Significant ground floor extensions
- SIGNATURE OPEN PLAN KITCHEN/DINING ROOM
- Glazing and doors opening onto rear Sundeck
- STUNNING PRIVATE SOUTH WEST FACING LEVEL GARDEN
- Study and downstairs Shower Room
- Integral Store room/small garage
- Gas central heating and double glazing
- Conveniently located

Price £395,000 Freehold

This original 3 bedroom semi-detached house has been extended on the ground floor to provide a significant increase in the living accommodation to include a spacious rear facing open plan kitchen/diner that opens via multiple glazed doors onto the delightful level private and sunny rear garden, featuring a large elevated sun deck. Further accommodation on this floor includes a spacious entrance hall, a lounge, a downstairs shower room/wc and two multi-purpose rooms suitable as a study and a potential extra bedroom/dining room. All in all, the property offers a flexible layout for a number of different family layouts, depending on buyers requirements.

The property benefits from a full front parking driveway and has gas central heating and double glazing throughout.

The property is located opposite Bishops School, close to Treloggan on a bus route to Newquay. Morrisons and LIDL supermarkets are within walking distance.

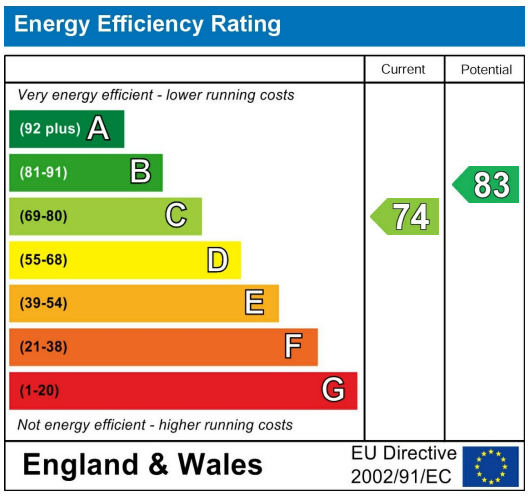
SOLAR PANELS
The property features an array of solar panels on the rear roof elevation that are subject to a roof lease to an independent third party solar company. The Lease lasts 25 years and 3 months from 22 September 2011. The owner of the house benefits from reduced energy bills, whilst any Feed in Tariff benefit goes to the solar company. Owners of houses with leased roof solar panels have the right to buy out the lease and benefit from the FIT, but this property is sold subject to the lease with all the paperwork available for inspection. The installation of the solar panels pre-dated the current sellers initial purchase.

TENURE
FREEHOLD

SERVICES
All mains

COUNCIL TAX
Band D

DISCLAIMER



In accordance with the Digital Markets, Competition and Consumers Act 2024, we have taken reasonable steps to ensure that all material information is included but these particulars are intended only to give a fair description of the property to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Start & Co nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Nothing in these particulars shall be deemed to be a representation under the Misrepresentation Act 1967, and neither the agents nor the seller accept responsibility for any error, omission, or misstatement. We have not tested any fixtures, fittings, services or appliances and cannot verify their condition. All measurements quoted are approximate and for guidance only. Items shown in photographs are not included unless specifically mentioned in the sales particulars. Please consult your appointed conveyancing solicitor to verify property title and tenure. The property is offered subject to contract and availability.
All buyers must complete legally required AML checks via a third-party firm (HIPLA) at a cost of £10 plus VAT (£12) before a sales memorandum can be issued. WE DO NOT TAKE REFERRAL FEES FOR SOLICITOR/BROKER INTRODUCTIONS AND WE DO NOT GET A FEE FROM THE AML PROVIDER

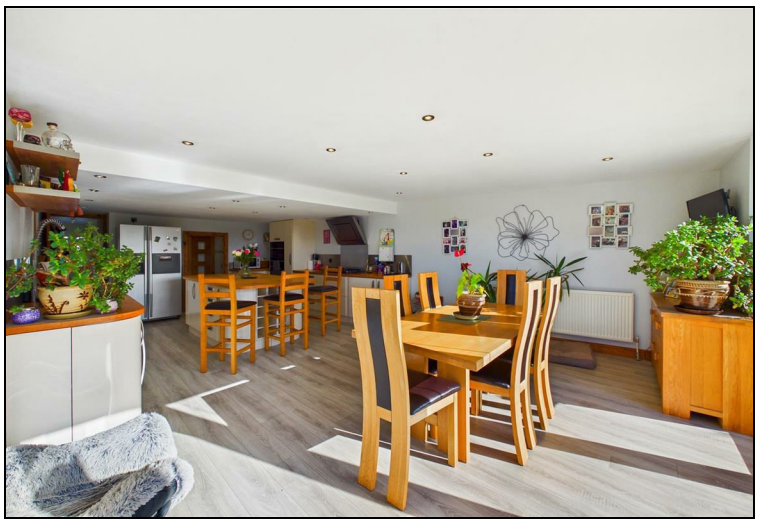




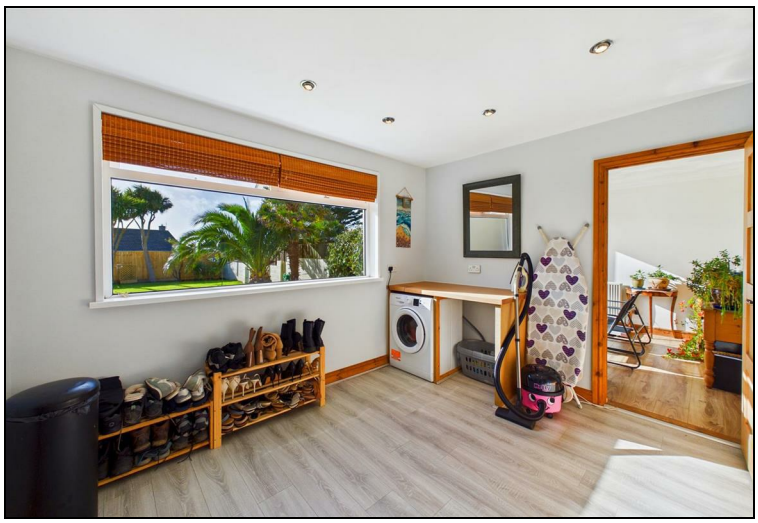




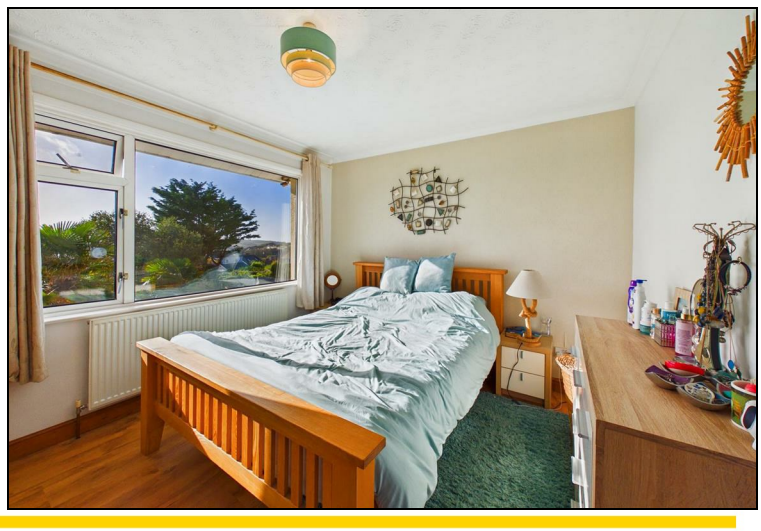


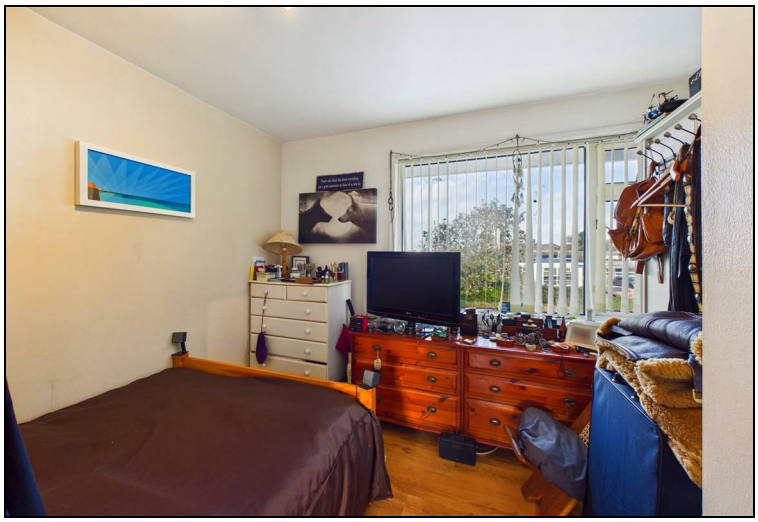


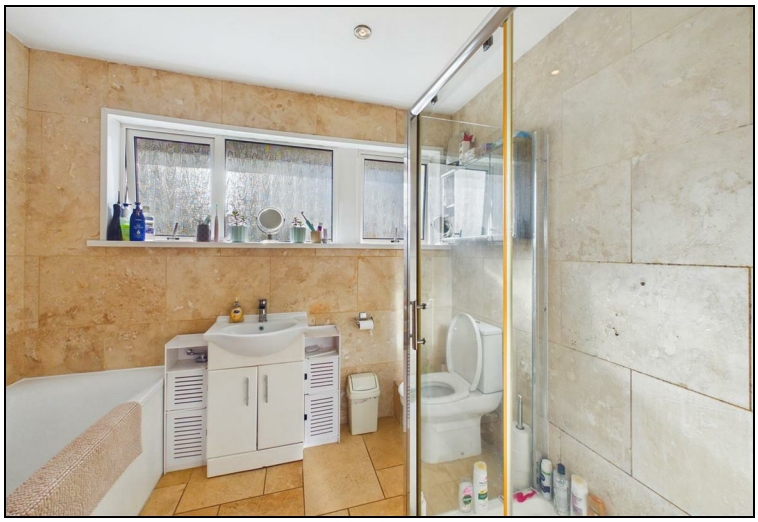




















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