



25 Trenance Road, Newquay, Cornwall, TR7 2LT

A BEAUTIFUL THREE STOREY PERIOD TOWNHOUSE FULL OF CHARACTER AND MODERN FEATURES. SIX BEDROOMS INCLUDING TOP FLOOR ENSUITE BEDROOM, TWO RECEPTION ROOMS, SUNNY COURTYARD GARDENS AND DRIVEWAY PARKING. CLOSE TO POPULAR BEACHES, LOCAL PARKS AND OPPOSITE TRENANCE SCHOOL.

£399,950
Freehold

our ref: CNN9092

KEY FEATURES



6

- LARGE THREE STOREY TOWNHOUSE
- FULL OF CHARACTER AND MODERN FEATURES
- SIX BEDROOMS, ONE ENSUITE
- TWO LOVELY LIVING ROOMS
- MODERN FAMILY KITCHEN/DINER
- GROUND FLOOR WC & UTILITY ROOM
- SUPERB CENTRAL LOCATION
- NEAR BEACHES, PARKS, AND SCHOOLS



2



2

Energy rating (EPC) **D**

Council tax band: **C**

SUMMARY

Presenting 25 Trenance Road, a captivating three-story period townhouse nestled in the heart of Newquay's bustling town centre, surrounded by convenient amenities, picturesque parks, renowned beaches, and directly opposite the esteemed Trenance Infants School. This residence offers an ideal sanctuary for families, boasting ample space and a seamless blend of traditional charm with modern conveniences.

Comprising six bedrooms, two reception rooms, and two bathrooms, this residence exudes flexibility and functionality. The accommodation harmoniously merges old-world allure with contemporary comforts, ensuring a delightful living experience.

Upon entry through the smart front door, you are greeted by a small vestibule leading to the main entrance hallway, which elegantly ascends to the first floor. The ground floor features a primary reception room, a luminous dual-aspect bay window living room to the front. Cleverly tucked under the stairs is a combined WC/utility room, which is close to the kitchen.



The rear of the ground floor unveils a spacious kitchen/diner adorned with modern white units, complete with an eye-level double oven, hob, and extractor. This culinary space seamlessly flows into a rear secondary living room, boasting a study area and abundant natural light streaming through large windows and patio doors, granting access to the charming courtyard garden.

Ascending to the first floor via the split-level landing, you'll discover four of the six bedrooms, including three doubles and one single. The front-facing bedroom showcases dual-aspect windows, including a bay window, echoing the luminosity and spaciousness of the living room. Completing this level is the main family bathroom, featuring smart tiled walls, a shower over bath, and a separate neighbouring WC suite.

Ascending further to the second floor reveals two additional bedrooms, one of which boasts a neatly fitted shower ensuite, providing the home with three toilets in total. This beautifully decorated residence is further enhanced by UPVC double glazing and gas-fired central heating.

Outside, the courtyard garden offers a serene low-maintenance patio, enveloped by high perimeter walls for privacy and bathed in ample sunshine- an idyllic setting for family gatherings and BBQs. A rear gate leads to the driveway, providing secure off-street parking and housing a large shed for additional storage.

In summary, 25 Trenance Road presents a rare opportunity to embrace quintessential townhouse living in a prime location, offering both style and functionality for the modern family lifestyle.

FIND ME USING WHAT3WORDS: [bowhead.triangles.property](https://www.what3words.com/bowhead.triangles.property)



ADDITIONAL INFO

Utilities:

All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Driveway Parking

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



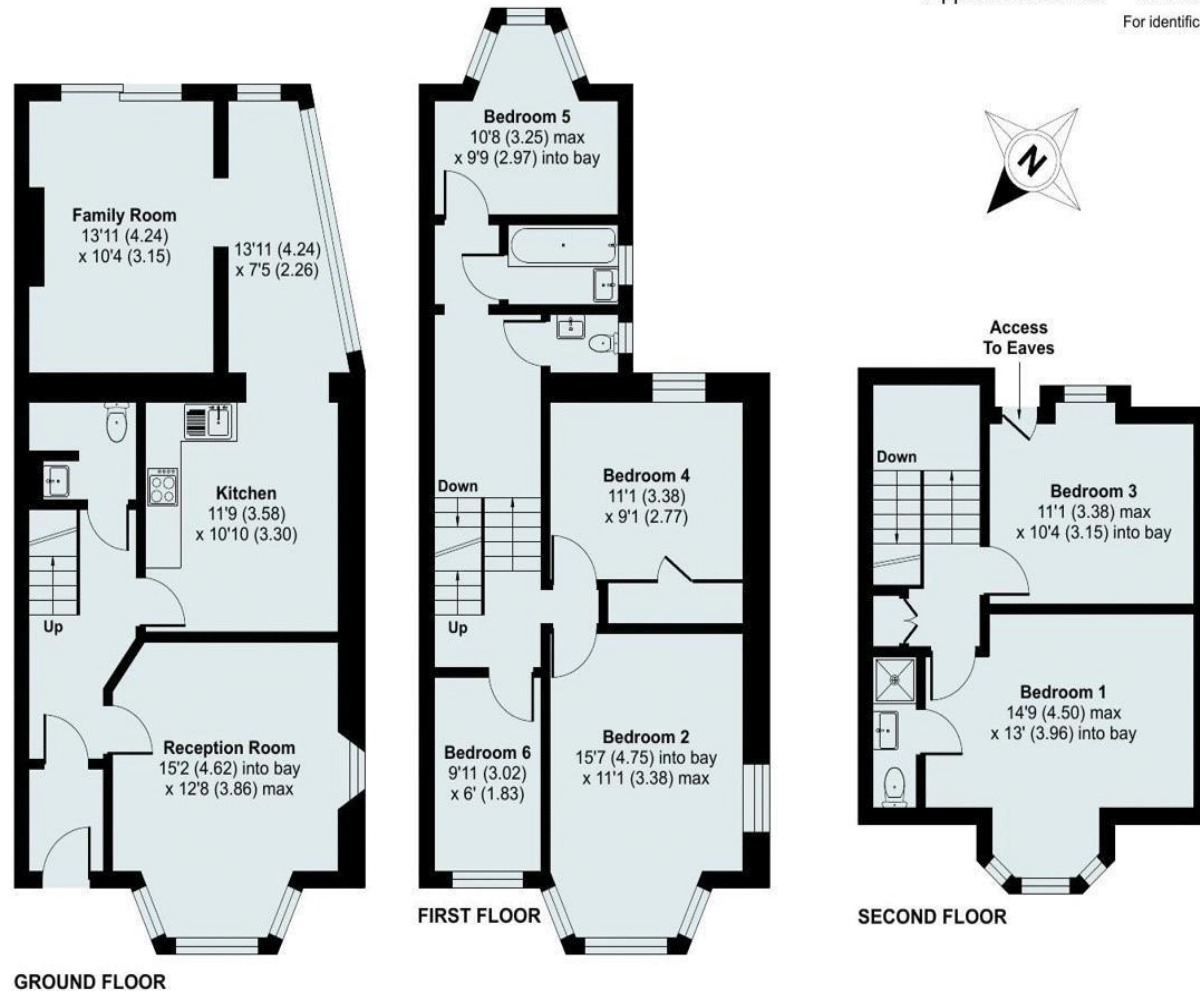
FLOORPLAN & DIMENSIONS

Newquay, Cornwall, TR7

Approximate Area = 1721 sq ft / 159.9 sq m

For identification only - Not to scale

- Porch**
4' 7" x 3' 8" (1.40m x 1.12m)
- Hall**
13' 10" x 5' 9" (4.21m x 1.75m)
plus stairs
- Living Room**
15' 2" x 12' 8" (4.62m x 3.86m)
Max Measurements into Bay
- Utility/WC**
4' 9" x 2' 9" (1.45m x 0.84m)
- Kitchen**
11' 9" x 10' 10" (3.58m x 3.30m)
- Family Room**
13' 11" x 10' 4" (4.24m x 3.15m)
- Extra Space**
13' 11" x 7' 5" (4.24m x 2.26m)
- Bedroom 6**
9' 11" x 6' 0" (3.02m x 1.83m)
- Bedroom 5**
10' 8" x 9' 9" (3.25m x 2.97m)
- Bedroom 4**
11' 1" x 9' 1" (3.38m x 2.77m)
- Bedroom 2**
15' 7" x 11' 1" (4.75m x 3.38m) Max
Measurements into bay
- WC**
4' 5" x 3' 2" (1.35m x 0.96m)
- Bathroom**
5' 11" x 4' 9" (1.80m x 1.45m)
- Bedroom 1**
14' 9" x 13' 0" (4.49m x 3.96m) Max
Measurements into Bay
- En-suite**
7' 5" x 2' 4" (2.26m x 0.71m)
- Bedroom 3**
11' 1" x 10' 4" (3.38m x 3.15m) Max
Measurements into Bay



LIKE TO KNOW MORE?

📞 01637 875 161

✉ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

Consumer Protection from Unfair Trading Regulations 2008: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).