



NEWQUAY
PROPERTY
CENTRE



8 Trevarrian Court, Trevarrian, Newquay, Cornwall, TR8 4AQ

THE PERFECT WEEKEND RETREAT! LOVELY COASTAL APARTMENT JUST OUTSIDE MAWGAN PORTH IN THE DESIRABLE HAMLET OF TREVARRIAN. FIRST FLOOR VANTAGE WITH DISTANT SEA VIEWS. TWO DOUBLE BEDROOMS, OFF STREET PARKING AND NO ONGOING CHAIN. SUPERB HOME, INVESTMENT OR HOLIDAY HOME.

£200,000
Leasehold

our ref: CNN5880

KEY FEATURES



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- FIRST FLOOR TWO BEDROOM APARTMENT
- SOUGHT AFTER HAMLET NEXT TO MAWGAN PORTH
- LOVELY COUNTRY AND DISTANT SEA VIEWS
- PRIVATE ENTRANCE WITH NO COMMUNAL ACCESS
- OPEN PLAN LIVING SPACE WITH ABUNDANT LIGHT
- MODERN KITCHEN WITH BREAKFAST BAR
- NIGHT STORAGE HEATING & UPVC DOUBLE GLAZING
- COMMUNAL GARDENS AND RESIDENTS' PARKING
- IDEAL FIRST HOME OR HOLIDAY LET
- NO ONWARD CHAIN



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Energy rating (EPC) **E**

Council tax band: **A**

SUMMARY

Welcome to 8 Trevarrian Court, nestled just outside one of the North coast's most sought-after destinations: Mawgan Porth. Situated in the charming hamlet of Trevarrian, this modern two double bedroom apartment offers a tranquil retreat within a purposeful development boasting privacy and views.

Perched on the first floor with its own private front entrance, this apartment boasts far reaching vistas stretching over the surrounding countryside and towards the sparkling waters of Mawgan Porth. As you step inside, you're greeted by a bright and airy living space that seamlessly combines a modern kitchen, dining area, and lounge, perfect for entertaining or unwinding in style.

The kitchen features simple cream fittings and ample space for your preferred appliances, while a sociable breakfast bar separates it from the living area, flooded with natural light from triple aspect windows. A small inner hallway leads to two generously sized double bedrooms and a clean white bathroom suite, complete with a shower over the bath.



Throughout the apartment, night storage heating and UPVC double glazing ensure comfort and efficiency year-round. With a neutral palette throughout, this property presents a blank canvas for buyers to personalise and make their own. Sold with no onward chain, it's ready for you to move in and start enjoying the coastal lifestyle.

Outside, residents benefit from a dedicated car park with space for one vehicle per property, while communal lawned gardens provide a peaceful retreat with bench seating and clothes drying areas. Whether you're seeking a first home, a lucrative letting investment, or a weekend bolthole for seaside getaways, 8 Trevarrian Court offers endless possibilities. Don't miss out on this opportunity to make your coastal dreams a reality.

THE LEASE:

Length of Lease: 999 years

Lease Start Date: Brand New Lease

Ground rent: TBC

Service charge & Info: TBC

Freeholder: Mr & Mrs Veysi

Management Company: Mr & Mrs Veysi

Residential letting: Yes

Holiday letting: Yes

Pets: Yes, with consent from Freeholder

All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.

FIND ME USING WHAT3WORDS: groups.demoted.alongside

ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

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

Mobile phone: Good on O2. For best network coverage please refer to Ofcom checker

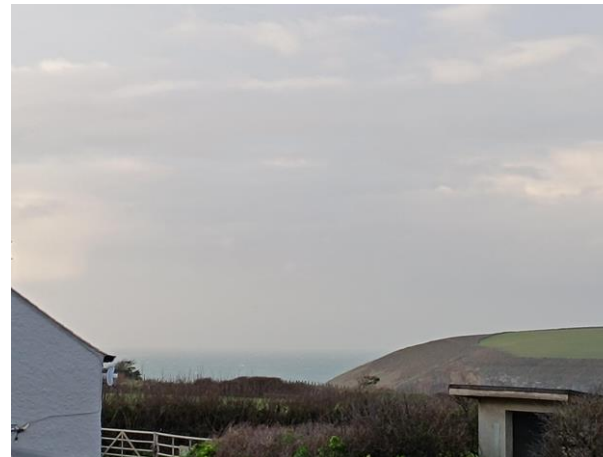
Parking: Resident car park with right to park 1 car

Heating and hot water: Electric Night Storage

Heating & Immersion

Accessibility: 1st Floor Apartment with External Stairs

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Open Plan

Lounge/Diner/Kitchen
22' 9" x 10' 9" (6.93m x 3.27m)

Inner Hall

Bedroom 1

11' 3" x 11' 2" (3.43m x 3.40m)

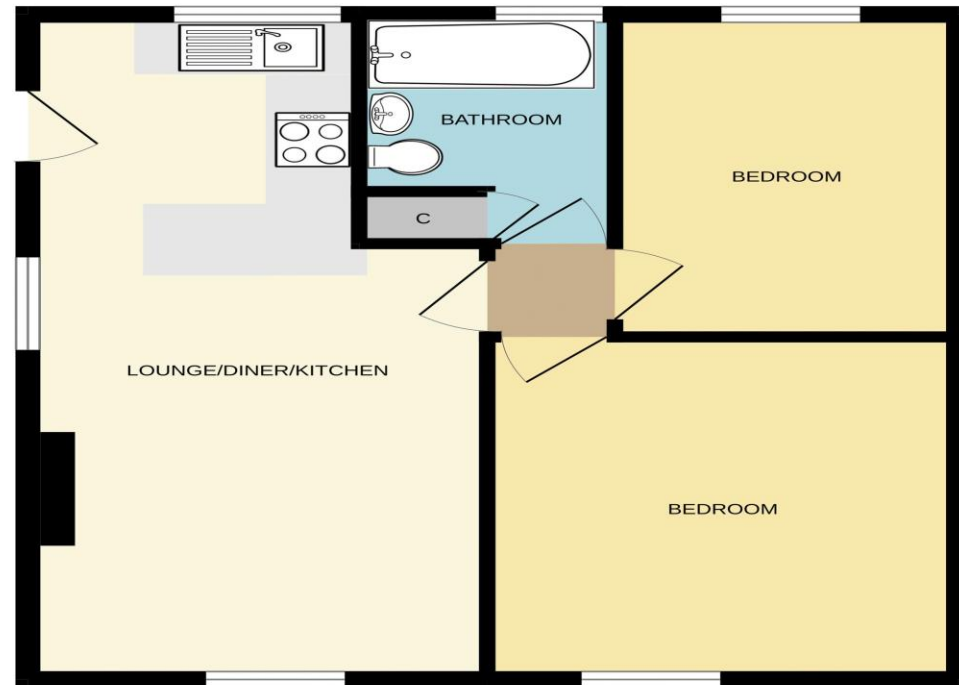
Bedroom 2

11' 3" x 8' 3" (3.43m x 2.51m)

Bathroom

8' 0" x 5' 6" (2.44m x 1.68m)
inc Airing Cupboard

GROUND FLOOR



LIKE TO KNOW MORE?

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