

NEWQUAY PROPERTY CENTRE



A VERY CUTE STONE COTTAGE IN A PRETTY COUNTRY COURTYARD DEVELOPMENT, JUST A SHORT STROLL FROM THE MESMERISING CLIFF TOPS OF WHIPSIDERRY AND PORTH. TWO DOUBLE BEDROOMS & PARKING. NO CHAIN



8 Trelvogue Court, Trelvogue, Newquay,
TR8 4AT

£227,500
Share of Freehold

our ref: CNN9377

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Older
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: E
- Council tax band: A
- Mains Services: Water, Electric, Drainage
- GORGEOUS STONE COTTAGE
- LOVELY SEMI RURAL POSITION
- SHORT STROLL TO WHIPSIDERRY
- CUTE TWO BEDROOM ACCOMODATION
- BOTH DOUBLE BEDROOMS
- PRETTY COURTYARD DEVELOPMENT
- OFF STREET PARKING
- SHARE OF FREEHOLD
- IDEAL FIRST PURCHASE OR INVESTMENT



OWNERSAYS...

“This is such a beautiful setting and a lovely community too!”



CONSIDER THIS...

WHAT WE LOVE: Home, let or holiday this is just perfect for all three. You feel like you're in the countryside whilst also being so close to the sea. We love it!

MOREDETAIL...

This delightful period cottage is set within a gorgeous semi rural position within a wonderful courtyard community. It has well balanced two double bedroom accommodation with an open plan living, diner and kitchen, good quality double glazed windows and electric heating. Additionally there are wonderful communal grounds, patios and BBQ areas, with the property also benefitting from it's own small patio area directly in front. Much of this enjoys a great sunny aspect and wonderful views. To the rear there is excellent parking with a communal car park, each property benefitting two spaces.

As you approach the property, the gorgeous stone exterior of the cottages is a striking first impression. The front door leads into the open plan living space, a fantastic room combining living/dining/kitchen all rolled into one, but with their own distinct areas within the space. The kitchen is neatly tucked towards the rear and has a modern range of white fitted units, with tiled breakfast bar separating into the lounge/diner. There is space for white goods and a large storage cupboard housed under the stairs.

Rising up from the stairs onto the first floor there are two good sized double bedrooms and a fully fitted shower suite with wash basin and W/C.

Immediately in front of the property it has it's own private patio and, as mentioned, this then leads onto the courtyard area which is communal for the residents.

The residents equally share the freehold to Trevelgue Court, with each house benefitting from the residual balance of a 999 year lease. As such there is no ground rent to pay, but for the maintenance of the communal areas, namely the car park and courtyard there is an annual service charge of £400 per year (not including buildings insurance).

This home can be used as a primary residence, can be let out for residential or holiday lets, and pets are permitted. A perfect first purchase, buy to let or potentially lucrative holiday let investment and, of course, a brilliant home from home bolthole.

Viewing essential, no ongoing chain.



THELOCATION...

Trevelgue Court is set within the beautiful Porth valley, surrounded by open countryside with stunning rural views, yet only a short stroll away from the gorgeous cliff tops of Whipsiderry and Porth.

Newquay is home to many fabulous beaches, but easily one of the best is Porth situated approximately a mile and a half away from the main town centre of Newquay. A beautiful family friendly low-lying cove with a vast expanse of gorgeous golden sand, where you can always go to find your own space. Offering safe bathing, seasonal lifeguards, rock pools to play in, caves to explore, beachside pub/restaurant, and the mesmerising Porth Island where ramblers can walk the Southwest coastal path for miles.

Within an approximate 20-minute walk from Porth along the coastal path just before Watergate Bay you will find Trebulzue Farm; the annual location for Boardmasters music/surf festival, a 50,000-capacity music festival which is twinned with a WQS Surf competition held at the world famous Fistral beach. Coastal living in Porth as a location, offers the best of both worlds, the feeling of being in and amongst it and away from it all at one and the same time. There are useful daily amenities nearby and it's within catchment for the best schools, so it's no wonder why Porth is one of Newquay's most sought after and exclusive locations.

Newquay is a "Cornish Gem" with something for everyone! Perfectly positioned on the North coast with easy access road, rail or air links, and a vibrant town centre full of independent and national shops as well as a great range of quality restaurants and bars that is consistently voted one of the UK's most favoured seaside towns and a top holiday destination.

SHOPPING

- Roo's Boutique in Porth
- Local shops at Chester Road
- Newquay town centre

RELAXING

- Porth Beach approximately 25 yards
- Mermaid Inn and Tapas Bar
- Whipsiderry Coastal Path

TRAVEL

- Local Bus Services
- Newquay Train Station

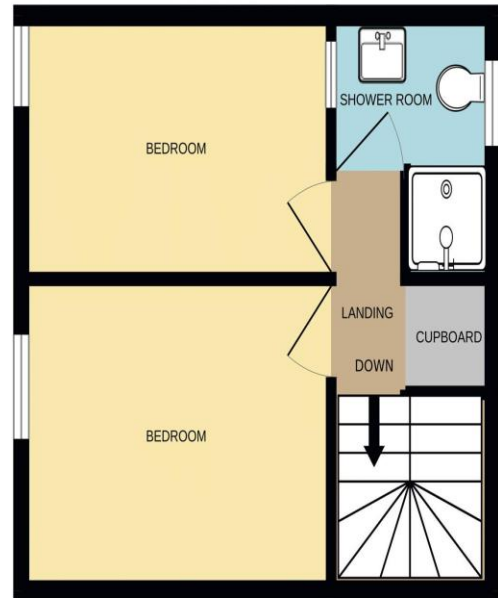


THE FLOORPLAN...

GROUND FLOOR



1ST 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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THE DIMENSIONS...

All measurements are approximate

Entrance into open plan lounge/diner/kitchen
17' 4" x 15' 9" (5.28m x 4.80m)
(Maximum)

First floor landing

Bedroom Two
11' 6" x 7' 1" (3.50m x 2.16m)

Shower Suite
5' 9" x 4' 2" (1.75m x 1.27m) (L Shaped Maximum)

MORE INFO...

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email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. 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.