

## 5 Stret Morgan Le Fay, Tregunnel Hill, Newquay, TR7 1GS



**NO ONWARD CHAIN | IMMACULATE THROUGHOUT | Double fronted 3 bedroom modern house on popular Duchy of Cornwall development at Tregunnel Hill, with enclosed level rear garden and private parking space.**

- Immaculately presented 3 bedroom house
- Favoured residential estate a short walk to town centre and Fistral Beach
- Double glazing and gas central heating throughout
- Private parking space to rear of property
- Modern kitchen with appliances
- 832 sq ft of living accommodation
- Low maintenance enclosed rear garden

**Price £380,000 Freehold**

Stret Morgan Le Fay is located in the picturesque Duchy of Cornwall Tregunnel Hill estate, one of the most desirable residential developments in Newquay. Within walking distance of the iconic Fistral beach and complex, offering several eateries, it's also close to the Gannel Estuary, a peaceful spot for walks at low tide and paddle-boarding and kayaking during high tide. Newquay town centre, with its host of independent coffee shops, bars and restaurants, is a just a ten minute walk away. Well-regarded local primary and secondary schools are within easy reach either on foot or via public transport, making this property an ideal family home close to the sea.

This modern 3 bedroom semi-detached property is presented in great condition throughout. On the ground floor is a delightful dual aspect lounge with double opening French doors leading directly out on the rear garden. The entrance hallway also provides access to the contemporary kitchen/diner, with ample room for a dining table to the front of the room with a the well-equipped kitchen area to the rear incorporating integral appliances including an eye level double oven. A small rear vestibule leading to the rear door also provides access to ground floor WC.

The staircase ascends from the entrance hall to the bright landing, with access to the 2 double bedrooms to the front, the rear aspect single bedroom and the modern bathroom with fitted units and a full length bath with shower over.

The large level rear garden is laid to a low maintenance astro turf with paved patio seating areas and a pedestrian gate leading to the parking space for the property.

**TENURE**  
Freehold

**SERVICES**  
All mains

**COUNCIL TAX**  
Band C

**ESTATE MANAGEMENT CHARGE**  
Annual estate management charge for 2025-26 £179.43

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**  
Fastest available download speed: up to 1000Mbps  
Mobile coverage: Likely/limited  
(Source: OFCOM)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 









