



136, Bedowan Meadows, Newquay, TR7 2TB

david ball
Agencies

Stylishly presented throughout with quality finishes. across three storeys. The property boasts three generous double bedrooms, including an impressive master with ensuite, along with a beautifully refitted kitchen designed for modern living. Additional benefits include a garage with utility space, south-facing gardens perfect for enjoying the sunshine, and convenient off street parking. This is truly a fantastic property and an opportunity not to be missed with early viewing is highly recommended.

£325,000 Freehold

Key Features

- THREE BEDROOM TOWNHOUSE
- NEW FITTED KITCHEN
- GARAGE
- GREAT LOCATION
- FANTASTIC CONDITION THROUGHOUT
- SOUTH FACING REAR GARDEN
- DRIVEWAY PARKING
- GAS CENTRAL HEATING

LOCATION

Nestled in the heart of a vibrant community, this location offers residents easy access to a wide range of local amenities, with a convenient bus route right on the doorstep. Just moments away, Newquay Sports Centre provides excellent facilities for sports and recreation, while Chester Road Shopping Centre offers a variety of shops and essential services. Nature lovers will enjoy the nearby Trenance Gardens and Boating Lake—ideal spots for peaceful walks and outdoor relaxation. For family outings, popular attractions such as Waterworld and Newquay Zoo are close by, offering fun and entertainment for all ages, Newquay town centre presents an extensive selection of shops. The town's has a host of bars, restaurants, and nightclubs, creating a lively and appealing social scene for residents to enjoy.





PROPERTY

Step into this spacious and welcoming family home, thoughtfully arranged over three floors. The entrance hallway leads to a convenient cloakroom and a garage, offering a versatile space. To the rear, the bright kitchen diner benefits from a sunny southerly aspect and doors opening onto the garden, creating the perfect setting for both everyday living and entertaining. The kitchen is well-equipped with a range of units and integrated appliances, along with space for a family dining table.

On the first floor, the living room provides a cosy yet spacious area to relax, complete with a charming front-facing balcony and feature fireplace. A generous double bedroom with built-in storage and garden views is also located on this level.

The second floor hosts two further double bedrooms, including a superb principal bedroom with wardrobes, alongside a stylish family bathroom with a bath and shower over.

Immaculately presented throughout with neutral, high-quality décor and gas central heating, this home is perfectly suited to modern family living. Early viewing is highly recommended.

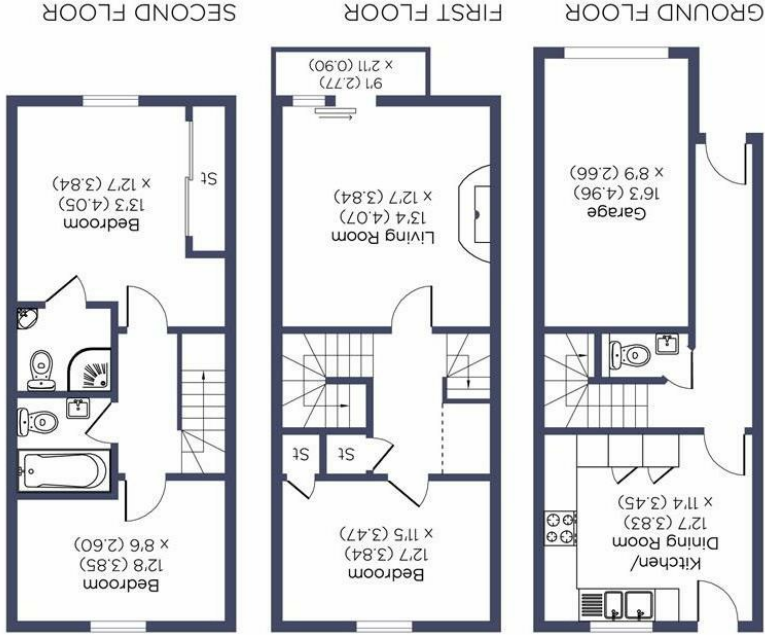
EXTERIOR

Externally, the garden faces southerly, a real sun-trap and very low maintenance with a large patio and an area of stone hippings; it's private, sheltered and enclosed. At the front, there's driveway parking for one car. Garage with electric door over.

SERVICES

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.

Bedowan Meadows, Tretherras, Newquay, TR7
Approximate Area = 1045 sq ft / 97.1 sq m
Garage Area = 142 sq ft / 13.1 sq m
Total Area = 1187 sq ft - 110.2 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
Current	Potential	 EU Directive 2002/91/EC
England & Wales		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
74		

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