



29, St. Francis Meadow, Newquay, TR8 5DB

david ball  
Agencies

Located in the village of Mitchell near Newquay, this semi-detached house offers a practical and comfortable family home. It features three well-sized bedrooms, a spacious reception room, and two modern bathrooms. The property includes double glazing, central heating, parking for two vehicles, and a garage for additional storage or workspace. St. Francis Meadow offers easy access to local amenities and Newquay's beaches, making it a great option for those wanting village charm with coastal convenience. A solid choice for families or buyers looking for a home with long-term potential.

**Guide Price £355,000 Freehold**

## Key Features

- GREAT LOCATION
- DOUBLE GLAZING
- EN-SUITE
- EASY ACCESS TO A30
- FLO GAS CENTRAL HEATING
- PARKING
- THREE BEDROOMS
- GARDEN
- CUL-DE-SAC POSITION
- GARAGE

## LOCATION

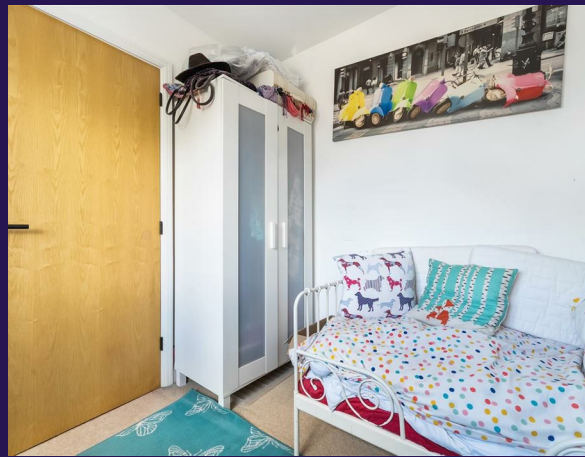
Mitchell is perfectly situated for the A30 allowing you easy access to all areas of Cornwall. Immediate facilities include a 16th Century Coaching Inn which stands proudly in the main street and is a popular haunt for both locals and visitors alike. The city of Truro with its cobbled streets and array of fashionable shops and eateries is within 8 miles of the property.

The town of Newquay is approximately 7.2 miles, the town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. Newquay International airport is approximately 11.4 miles from the village where you can fly to a whole host of destinations allowing you the freedom of travel right on your doorstep.

## ENTRANCE

Double glazed composite door and access to subsequent accommodation.





## KITCHEN / DINER

The property benefits from double glazed windows to both the front and rear aspects, allowing for plenty of natural light. The stylish fitted kitchen is well equipped with a range of base, wall, and drawer units complemented by modern square edge work surfaces. Additional features include a Belfast sink with mixer tap, built in oven, gas hob, extractor hood, and space for essential white goods.

## LOUNGE

Two double glazed windows to the front aspect. Patio doors to rear garden. Two radiators.

## CLOAKROOM

Close coupled WC with dual flush. Pedestal wash hand basin.

## BEDROOM ONE

Two double glazed windows to the front aspect. Radiator. Cupboard.

## EN-SUITE

Double glazed obscured window to the front aspect. W/C with wash hand basin. Walk in shower with shower over. Heated towel rail.

## BEDROOM TWO

Double glazed window to the front aspect. Radiator. Cupboard.

## BEDROOM THREE

Double glazed window to the rear aspect. Radiator

## SHOWER ROOM

Double glazed obscured window to the rear aspect. W/C with wash hand basin. Walk in shower with waterfall shower over. Heated towel rail. Part tiled walls.

## GARAGE

Up and over door. Door access from rear garden.

## EXTERIOR

To the front of the property is an area with mature shrubs, enclosed by fencing and a wall. The garden features composite decking, a lawn, and off-street parking.

## COUNCIL TAX C

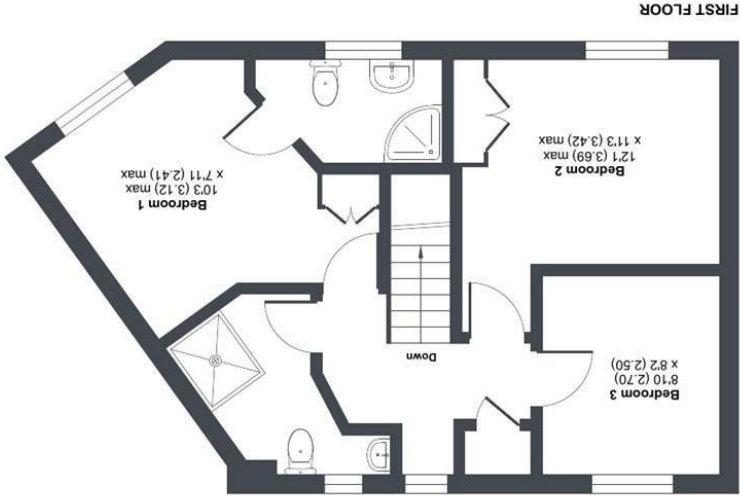
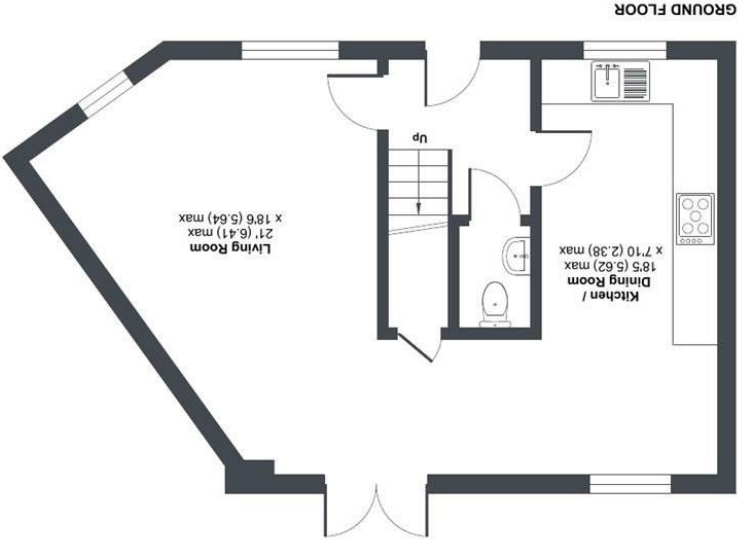
## SERVICES

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

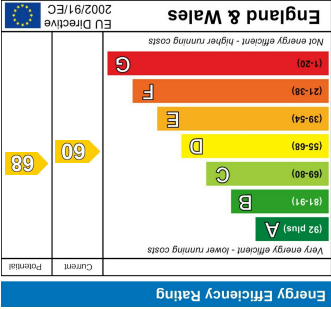
St. Francis Meadow, Mitchell, Newquay, TR8

Approximate Area = 960 sq ft / 89.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. Produced for David Ball Agencies. REF: 1318635



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