



15, Meadowside, Newquay, TR7 2LJ

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Agencies

Welcome to Meadowside, Newquay. This charming three bedroom property features double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year. The enclosed rear garden offers a private outdoor retreat, perfect for relaxing or enjoying time outside. Situated in a convenient location, the property provides easy access to local amenities, schools, and transport links. Whether you're looking for a new home or an ideal investment opportunity, this property is a fantastic choice. Early viewing is highly recommended.

Offers In Excess Of £315,000 Freehold

Key Features

- GREAT LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOMS
- GARAGE
- DRIVEWAY PARKING

LOCATION

Located in the sought-after residential area of Treloggan, this property is conveniently within walking distance of Bishops Primary School, as well as Morrisons and Lidl supermarkets. Nearby amenities include Newquay Water World leisure centre and trenance gardens, offering a range of recreational and social options.

Newquay town centre is just 1.5 miles away, providing a wide selection of shops and schools. The town is also renowned for its historic, picturesque working fishing harbour and boasts some of Europe's most stunning coastline and beaches. Excellent transport links include bus and rail services to surrounding areas, with Newquay Airport approximately 7 miles away, ensuring great connectivity.

ENTRANCE

A double-glazed door welcomes you into the entrance hall, featuring a side-facing double-glazed window. Radiator. Stairs lead to the first floor, and a door provides access to the lounge.

LOUNGE

Double glazed window to the front aspect with radiator beneath, glazed French doors opening to the dining room.





DINING ROOM

Double glazed French doors opening to the rear garden, radiator and open access to the kitchen.

KITCHEN

The kitchen is equipped with a variety of wall and base units complemented by a worktop and tiled splashbacks. It features an inset stainless steel sink with drainer, an integrated oven and hob and designated spaces for a washing machine and dishwasher. The room has tiled flooring and a double-glazed window at the rear, offering views of the garden. Double glazed door to the rear garden.

UTILITY

DOOR TO W/C

W/C

Fitted with a suite comprising of a hand wash basin and low level W.C.

SHOWER ROOM

The shower room includes an obscure-glazed window at the rear. It features a walk-in shower with an overhead fixture and screen, a built-in vanity unit with a hand wash basin, and a low-level W.C. The walls are fully tiled. Radiator.

BEDROOM ONE

Double glazed window to the front aspect with radiator.

BEDROOM TWO

Double glazed window to the rear aspect with radiator.

BEDROOM THREE

Double glazed window to the front aspect with radiator. Built in storage cupboard.

GARAGE

Single garage fitted with an up and over door. Rear door to garden area.

EXTERNALLY

At the front of the property, a lawn area is complemented by mature shrubs, a pathway leading to the entrance door, and a driveway extending to the garage. The private rear garden, enclosed by wooden fencing, features a lawn and a raised decked area ideal for seating or patio use. Additionally, there is a covered section currently housing a hot tub.

COUNCIL TAX C

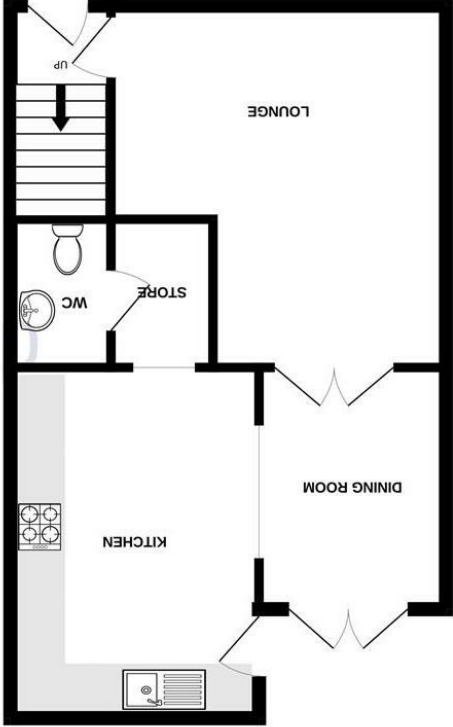
SERVICES

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

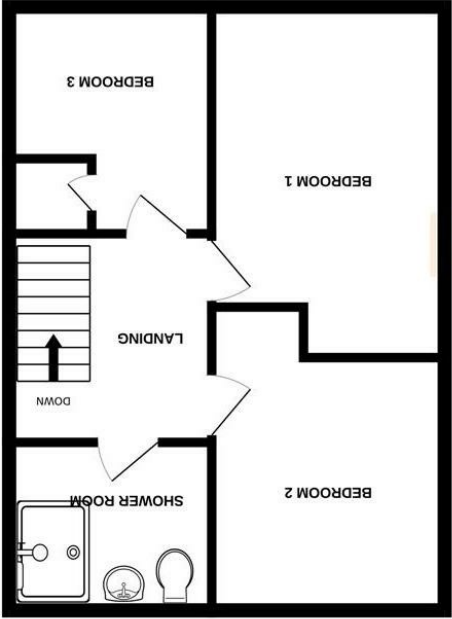


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GROUND FLOOR



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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Energy Efficiency Rating		
Very energy efficient - lower running costs		
A (82 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		
Current		Potential
86		71
England & Wales		
EU Directive 2002/91/EC		