46, Meadowside, Newquay, TR7 2LJ

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Agencies

Welcome to Meadowside, Newquay. This two bedroom property boasts double glazing and gas central heating, which offers warmth and energy efficiency all year round. Additionally, the rear enclosed garden provides a private outdoor space where you can unwind and enjoy some fresh air. Located in a great area, you'll have easy access to local amenities, schools, and transport links, making it a convenient choice for your new residence. Ideal investment property. Early viewing recommended.

Guide Price £269,950 Freehold

Key Features

- Viewing highly recomended
- Ideal for first time buyers or investment property
- Gas central heating
- Great location
- Enclosed rear garden
- Double glazing
- Parking for two cars

Entrance Hall
4'4" x 3'8" (1.33 x 1.12)
Obscure double glazed door to the front elevation. Opening into...

Lounge
14'9" x 12'2" (4.51 x 3.71)
Double glazed window to the front elevation. Radiator. Stairs rising to the first floor. Door to

Kitchen Diner
14'8" x 7'11" (4.49 x 2.42)
Obscure double glazed window and door to the rear elevation. Double glazed window to the rear elevation. A fitted kitchen with a range of base, wall and drawer units square edge work surfaces. Space for free standing electric cooker, washing machine and fridge freezer.

Landing
8'6" x 6'2" (2.61 x 1.90)
Access to loft.

Bedroom One
14'9" x 10'3" (4.50 x 3.14)
Double glazed window to the front elevation. Radiator. Fitted Storage cupboard.

Bedroom Two
9'11" x 8'1" (3.03 x 2.48)
Double glazed window to the rear elevation. Radiator.

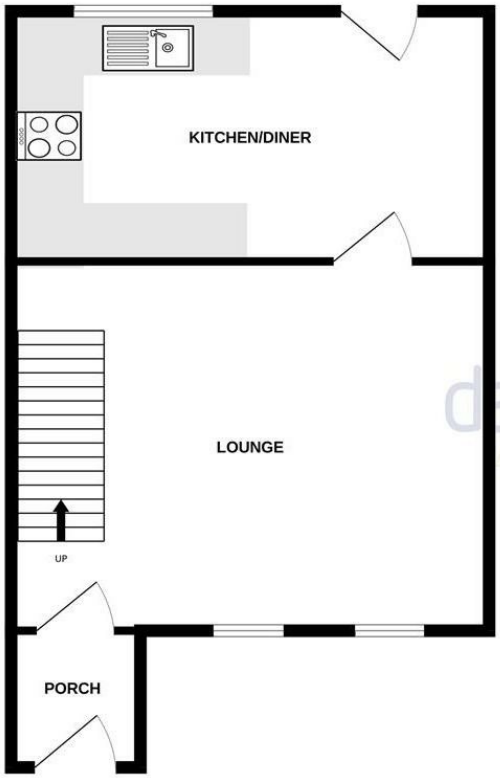
Family Bathroom
6'2" x 5'9" (1.89 x 1.77)
Obscure double glazed window to the rear elevation. Radiator. Panel bath with mixer tap and shower head. Pedestal wash hand basin. Low level WC with cistern.

Outside
At the front of the property lies a well-maintained, lawn garden. To the rear is a good sized garden with lots of potential to make it a fantastic area to relax and unwind. Drive with parking for three cars.

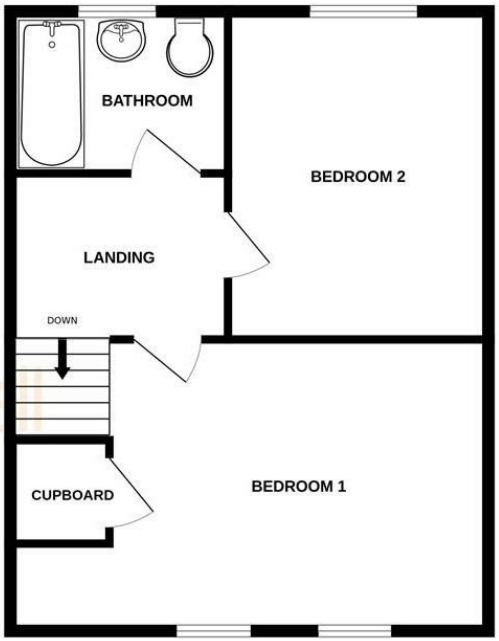
Agents note
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

Council Tax Band B

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 sq.m.) approx.

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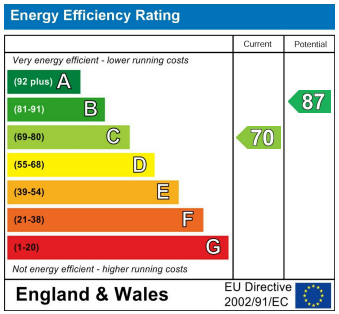

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