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## 89 Meadowside, Newquay TR7 2TW

**£265,000**

AN EXTENSIVELY REFURBISHED TWO DOUBLE BEDROOM END OF TERRACE HOME WITH AN UPGRADED KITCHEN AND BATHROOM, DRIVEWAY PARKING FOR THREE CARS, AND A SIDE AND REAR GARDEN. LOCATED WITHIN MEADOWSIDE CLOSE TO BISHOPS SCHOOLS AND MANY DAILY AMENITIES.

**PROPERTY TYPE:** House - End Terrace

**RECEPTIONS:** 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

### FEATURES:

- FULLY REFURBISHED TWO DOUBLE BEDROOM HOME
- DRIVEWAY PARKING FOR THREE CARS
- WESTERLY FACING SIDE GARDEN AND ADDITIONAL REAR GARDEN
- UPGRADED KITCHEN AND BATHROOM
- TUCKED AWAY IN A HIGHLY DESIRABLE RESIDENTIAL LOCATION
- SHED WITH POWER
- SPACIOUS, WELL PROPORTIONED ACCOMMODATION
- WELL LOCATED CLOSE TO POPULAR AMENITIES
- SMART HEATING

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#### DESCRIPTION:

Welcome to Number Eighty Nine Meadowside - an ideal property for first time buyers located in one of the most beloved family communities in Newquay. Treloggan is well-known for its peaceful atmosphere, which makes it a perfect place to bring up children. This area provides the ideal blend of convenience and peace with many local facilities nearby and easy access to the town centre. Families are attracted to Treloggan because of its excellent facilities. Just a brief walk away, you can locate two grocery stores, the highly esteemed Bishops School, The Tavern Inn, and the charming Trenance Park. The park offers a boating lake, gardens, Waterworld, Newquay Zoo, and Concrete Waves, ensuring there are plenty of opportunities for family enjoyment and outdoor recreation.

This property has been lovingly cared for and much improved by the current owners who have completely refurbished the property to a flawless standard.

A neat and welcoming hallway guides you into this property where you will find plenty of useful storage for coats and shoes and a door to the living room which has a window to the front and stairs to the first floor; an exceptionally bright and inviting room with plenty of space for the whole family to relax at the end of the day. There's a useful under stairs storage cupboard which could be utilised as storage or perhaps for a tumble dryer or additional freezer.

At the rear, the kitchen diner provides access to the rear garden. It was recently replaced by the current owners with contemporary navy blue units and a fully integrated appliance pack including a washer dryer, fridge, dish washer, electric oven and hob. There's ample space for cooking, dining and relaxing and with the door open, the decked area is really just an extension of the kitchen diner.

Both double bedrooms can be found on the first floor, there's one at the front and one at the rear. Both are a brilliant size with 'on-trend' panelling and high quality decor and carpets. Also on the first floor, the family bathroom which is beautifully tiled features a corner shower cubicle, wc and wash basin.

This property has gas central heating powered by a combination boiler located in the kitchen. There's upvc double glazing throughout.

Externally, at the front there's driveway parking for three cars. To the side, you will find a fully enclosed westerly facing garden offering plenty of privacy and afternoon/evening sunshine with a lawned area, a garden shed and a pergola perfect for those Summer evenings and at the rear, there's a decked area and a larger shed which has power. There's outdoor power and replacement fences surrounding the garden.

In summary, this property is by far the finest example we have seen of this style house at Meadowside. It is 'turn-key' ready and perfect for first time buyers.

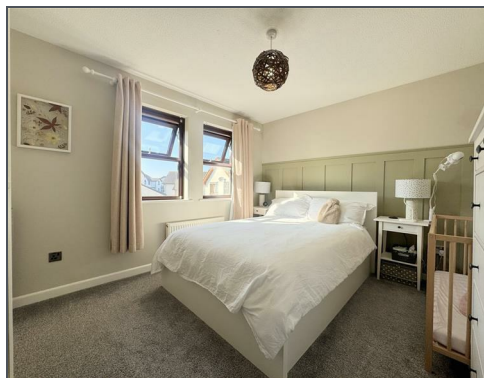
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Hallway  
1.35m x 1.22m (4'5 x 4'0)

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Kitchen Diner  
4.45m x 2.44m (14'7 x 8'0)

.

Lounge  
4.50m x 3.71m (14'9 x 12'2)

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Bedroom 1  
3.43m x 3.15m (11'3 x 10'4)

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Bedroom 2  
3.05m x 2.46m (10'0 x 8'1)

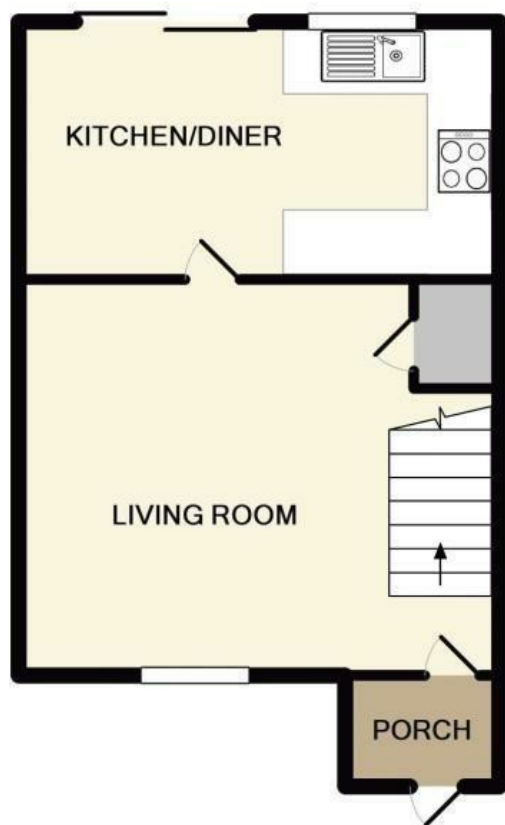
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Bathroom  
1.88m x 1.70m (6'2 x 5'7)

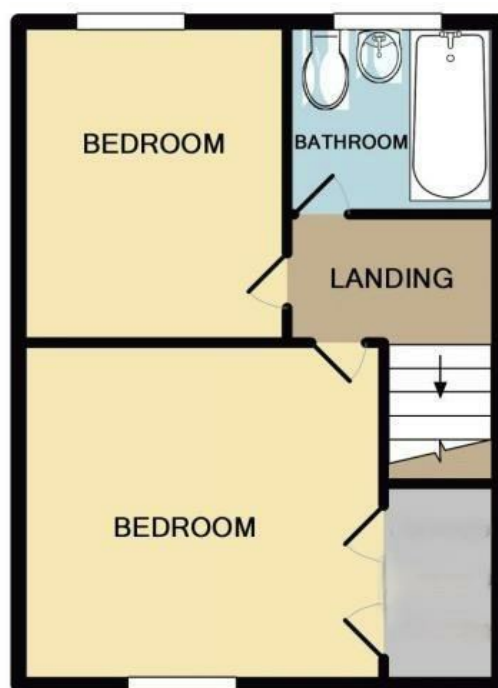
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**FLOORPLAN:**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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                    |            | Current                 | Potential |
|---------------------------------------------|------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92-100) A |                         | 73        |
|                                             | (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |            | Current                 | Potential |
|-----------------------------------------------------------------|------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92-100) A |                         |           |
|                                                                 | (81-91) B  |                         |           |
|                                                                 | (69-80) C  |                         |           |
|                                                                 | (55-68) D  |                         |           |
|                                                                 | (39-54) E  |                         |           |
|                                                                 | (21-38) F  |                         |           |
|                                                                 | (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |            |                         |           |
| England & Wales                                                 |            | EU Directive 2002/91/EC |           |

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