

41 Meadowside, Cornwall, TR7 2LJ



Semi-detached 3 bedroom house on a quiet cul-de-sac with enclosed rear garden, garage and off road parking. The property is in a convenient location for schools, supermarkets and local amenities.

- Gas central heating
- Master bedroom with En Suite
- Fully modernised kitchen and fittings
- Close to local amenities
- Quiet Cul-de-sac location
- uPVC Double Glazing throughout
- Garage with 2 off-road parking spaces
- Private rear garden
- VACANT NO ONWARD CHAIN
- Downstairs WC

Price Price £325,000 Freehold

Meadowside is located in the Treloggan area of Newquay Town, which is extremely popular for families thanks to its proximity to Newquay Water World, Concrete Waves, local schools and multiple shops. Regarded as one of the quieter residential areas of Treloggan, the property has the benefit of peaceful surroundings whilst having the majority of the towns leisure facilities on the doorstep.

As you enter the property you are met by the staircase and a small entrance hallway that leads into the lounge and separate open plan recently renovated kitchen/diner, with new marble effect countertops and plenty of white fronted handleless cupboards along with a four-burner gas hob. Leading off the kitchen is the WC and the dining room with large glass sliding doors opening onto the rear garden.

To the first floor there are 2 double bedrooms with the larger one having an en suite with WC and shower. There is also a single bedroom with a built in storage cupboard over the stairs. To the rear of the property there is the main family bathroom with a full-length bath with shower over alongside the WC.

TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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 







Floor 0



Floor 1



Approximate total area⁽¹⁾

87.4 m²
940 ft²

Reduced headroom

0.1 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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