



NEWQUAY
PROPERTY
CENTRE



79 Bedowan Meadows, Tretherras, Newquay, Cornwall, TR7 2SW

A STUNNING DETACHED BUNGALOW, BEAUTIFULLY MAINTAINED WITH THREE BEDROOMS, OPEN PLAN LOUNGE/DINER, MODERN KITCHEN, SHOWER ROOM, PLENTY OF PARKING, GARAGE AND FABULOUS WEST FACING GARDENS. LOW MAINTENANCE STYLE THROUGHOUT. QUIET CUL-DE-SAC IN SOUGHT AFTER SUBURBAN AREA.

£362,500
Freehold

our ref: CNN9561

KEY FEATURES



3

- LOVELY, WELL-MAINTAINED DETACHED BUNGALOW
- THREE GOOD SIZE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- TILED SHOWER SUITE WITH SECODARY WC SUITE
- PRIME POSITION IN DESIRABLE CUL-DE-SAC
- WEST FACING PLOT WITH GORGEOUS GARDENS
- GOOD SIZE PAVED DRIVEWAY AND GARAGE
- FIRST TIME ON MARKET IN 25 YEARS
- PERFECT FOR FAMILIES AND RETIREES
- IN CATCHMENT FOR GREAT SCHOOLS



1



1

Energy rating (EPC) **B**

Council tax band: **C**

SUMMARY

Welcome to 79 Bedowan Meadows, nestled in the highly sought-after residential suburb of Tretherras, Newquay. Embracing the tranquil charm of suburban living while offering proximity to the vibrant conveniences of Newquay, this property presents an exceptional opportunity for families and retirees alike.

Positioned just outside the main town, Bedowan Meadows offers a serene escape without sacrificing accessibility. With its close proximity to Trenance Park, gardens, and the picturesque boating lake, residents can indulge in leisurely strolls and outdoor activities. Furthermore, being within the catchment area of top-tier schools and just a short distance away from daily amenities ensures a convenient lifestyle.

Boasting its debut on the market after 25 years, 79 Bedowan Meadows is a meticulously maintained detached bungalow set on an enviable west-facing plot within a tranquil cul-de-sac. Adorned with a charming low-maintenance facade, including a lush lawn and a spacious paved driveway, this residence exudes curb appeal.



Step inside to discover a spacious hallway adorned with fitted storage, granting access to every corner of the property. A convenient secondary WC suite adds practicality to the layout. The front of the property unveils a generously sized open lounge/diner. The adjacent kitchen boasts a tasteful array of "farmhouse oak" style units with plenty of room for your choice of appliances and offers access to the delightful gardens through a convenient back door.

Accommodating three ample bedrooms, this home ensures ample space for all occupants. The main bathroom has been tastefully refitted with a tiled shower suite, catering to modern convenience. With the added comfort of gas-fired central heating and UPVC double glazing, 79 Bedowan Meadows is truly move-in ready.

The pièce de résistance lies in the enchanting gardens to the rear. Enjoying a coveted west-facing orientation, these gardens bask in sunshine throughout the day and evening, offering the perfect setting for outdoor relaxation and entertaining. Featuring two tiers of lush lawn, a lower patio area, and a convenient inbuilt store at the rear of the garage, this outdoor oasis is both picturesque and practical.

In conclusion, 79 Bedowan Meadows represents the epitome of suburban living in Tretherras, Newquay. With its well-maintained interiors, captivating outdoor spaces, and prime location, this property presents an unmissable opportunity for discerning buyers seeking a slice of tranquillity without compromising on convenience. Don't miss your chance to make this charming bungalow your new home.

FIND ME USING WHAT3WORDS: beads.firewall.cultivation



ADDITIONAL INFO

Utilities: All Main Services.

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Paved Driveway & Garage.

Heating and hot water: Gas Central Heating for both.

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall

17' 0" x 9' 0" (5.18m x 2.74m) L-Shaped (Max Measurements)

WC

6' 3" x 4' 0" (1.90m x 1.22m)

Lounge/Diner

18' 1" x 15' 0" (5.51m x 4.57m) L-Shaped (Max Measurements)

Kitchen

12' 0" x 8' 0" (3.65m x 2.44m)

Shower Room

8' 0" x 5' 6" (2.44m x 1.68m)

Bedroom 1

12' 7" x 12' 2" (3.83m x 3.71m) Into Wardrobes

Bedroom 2

11' 8" x 10' 8" (3.55m x 3.25m) Inc Wardrobes

Bedroom 3

8' 5" x 8' 0" (2.56m x 2.44m) Plus Wardrobes

Garage

19' 0" x 8' 5" (5.79m x 2.56m)

GROUND FLOOR



LIKE TO KNOW MORE?

📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

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.
Made with Metropix ©2024



Consumer Protection from Unfair Trading Regulations 2008: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

Referrals: We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).