



## 38 Bedowan Meadows, Tretherras, Newquay, Cornwall, TR7 2SN

A LOVELY SEMI-DETACHED BUNGALOW ON THE HIGHLY SOUGHT AFTER BEDOWAN MEADOWS. WITH TWO DOUBLE BEDROOMS, SUNTRAP PRIVATE GARDENS, EXTENDED UTILITY ROOM, GARAGE, PARKING AND FURTHER POTENTIAL TO EXTEND. SUPERB PROPERTY!

£279,950  
Freehold

our ref: CNN10026

## KEY FEATURES



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- LOVELY SEMI-DETACHED BUNGALOW
- TWO GOOD SIZE DOUBLE BEDROOMS
- FULLY TILED AND UPGRADED SHOWER SUITE
- ADDITIONAL EXTENDED UTILITY ROOM
- SUNTRAP WEST FACING GARDENS
- GARAGE AND DRIVEWAY
- CORNER PLOT WITH POTENTIAL TO EXTEND
- WELL MAINTAINED, YET STILL SCOPE TO MAKE YOUR MARK
- HIGHLY SOUGHT AFTER SUBURBAN AREA OF NEWQUAY
- SHORT WALK TO TRENANCE PARK AND GARDENS



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Energy rating (EPC) **E**

Council tax band: **C**

## SUMMARY

Welcome to 38 Bedowan Meadows, a delightful semi-detached bungalow located in the highly sought-after suburban Tretherras area of Newquay. This popular locality offers a serene pace of life while being less than a mile from the vibrant town centre. Enjoy the best of both worlds with lovely parks and amenities just a short walk away, and an excellent range of schools nearby, making this area incredibly popular with families and retirees alike.

Number 38 boasts a favourable corner plot with potential for extension, adding to its appeal. Enter through a spacious porchway into the main hallway, providing access to all areas of the bungalow. The front aspect lounge/diner is perfect for relaxing and entertaining, while the separate kitchen ensures functionality and ease of use. The property features an upgraded, modern, fully tiled shower suite and two generously sized rear aspect double



bedrooms. One bedroom includes fitted wardrobes, and the other offers direct access to the gardens via patio doors.

A standout feature of this charming home is the extended, spacious utility room accessible off from the front porch and through patio doors from the rear. The suntrap westerly gardens provide a beautiful and serene outdoor living space. These neatly maintained gardens are laid predominantly to lawn with secure perimeter block walls, ensuring a private and peaceful setting without the hassle of excessive maintenance.

Additionally, the property includes a garage with mains power and off-street parking, situated just a few meters away in a neighbouring block of three. The bungalow is in excellent decorative order with recently upgraded eco-style electric radiators, yet still offers plenty of scope for buyers to add their own personal touch.

Discover the perfect blend of comfort, convenience, and potential at 38 Bedowan Meadows—a truly lovely bungalow in a wonderful suburban Newquay setting. Don't miss this opportunity to make it your own!

Agents Note: Under the terms of the Estate Agency Act 1991 we are obliged to inform any perspective purchasers that the vendor of this property is a member of staff of Newquay Property Centre.

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## ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage

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

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

Parking: Garage and Driveway

Heating and hot water: Electric for both

Accessibility: Level plot with gentle sloped approach to entrance.

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Porch

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

## Hall

11' 3" x 9' 0" (3.43m x 2.74m) L-Shaped Max Measurements

## Kitchen

10' 9" x 7' 0" (3.27m x 2.13m)

## Lounge/Diner

16' 5" x 12' 0" (5.00m x 3.65m)

## Shower Room

7' 0" x 6' 5" (2.13m x 1.95m)

## Bedroom 1

11' 9" x 8' 9" (3.58m x 2.66m) plus wardrobes

## Bedroom 2

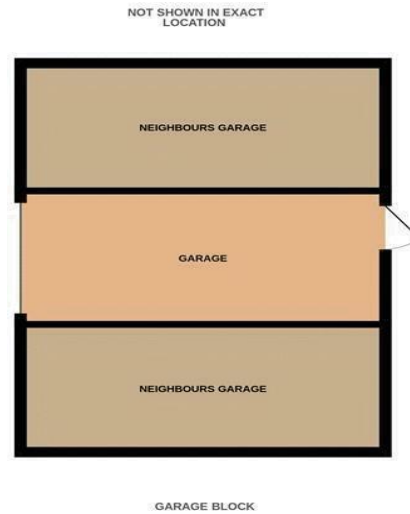
10' 4" x 8' 5" (3.15m x 2.56m)

## Utility room

9' 4" x 9' 0" (2.84m x 2.74m)

## Garage

17' 4" x 8' 4" (5.28m x 2.54m)



Measurements are approximate. Not to scale. Illustrative purposes only.  
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