



**NEWQUAY**  
PROPERTY  
CENTRE



## **10 Meadowside, Newquay, Cornwall, TR7 2LJ**

AN IMMACULATE, SEMI-DETACHED THREE-BEDROOM FAMILY HOME WITH A LOVELY MODERN OPEN PLAN DESIGN. GORGEOUS KITCHEN, DRIVEWAY PARKING, GARAGE AND ENCLOSED GARDENS. LOCATED IN SOUGHT AFTER MEADOWSIDE CLOSE TO BISHOPS SCHOOLS, DAILY AMENITIES AND AN ARRAY OF LOCAL LEISURE FACILITIES.

**£340,000**  
Freehold

our ref: CNN9764

## KEY FEATURES



3

- FULLY REFURBISHED SEMI-DETACHED FAMILY HOME
- LOVELY OPEN PLAN LIVING SPACES
- GORGEOUS, REFITTED KITCHEN
- STUNNING FAMILY SHOWER SUITE AND USEFUL GRD FLR WC
- UPVC DG AND GAS CENTRAL HEATING
- GARAGE AND DRIVEWAY PARKING FOR TWO
- LOW MAINTENANCE ENCLOSED GARDENS
- CLOSE TO POPULAR AMENITIES & RECREATIONAL FACILITIES
- NEAR TO BISHOPS SCHOOL
- PERFECT FAMILY HOME IN LOVELY LOCATION



2



1

Energy rating (EPC) **C**

Council tax band: **C**

## SUMMARY

Discover the charm and convenience of family living at 10 Meadowside, located in the highly sought-after Treloggan area of Newquay. This popular residential neighbourhood is perfect for families, offering an abundance of recreational activities including parks, a leisure centre, and a skate park. With regular bus services connecting Treloggan to Newquay town and surrounding areas, everything you need is within easy reach. Approximately a mile from Newquay town, known for its buzzing high street and stunning coastline, the home is also conveniently close to schools, supermarkets, and local parks, making it an ideal family location.

This well-presented, recently refurbished family home offers spacious and well-proportioned accommodation. The ground floor features an impressive and well-appointed open-plan lounge and dining area with French doors opening onto the enclosed rear garden. The refitted sleek and modern kitchen boasts high-gloss



wall and base units, wood-effect work surfaces, and tiled flooring. Integrated appliances include a gas hob with overhead extractor, eye-level oven, grill, microwave, and dishwasher. The ground floor also benefits from a stylish and fully tiled WC and an under-stairs storage cupboard.

From the landing, there is access to a light and modern shower room, complete with WC, wash hand basin, walk-in shower, and fitted storage. The home offers three bedrooms, including a single bedroom with storage and two well-appointed double bedrooms. The rear aspect room features an in-built wardrobe, while the front aspect room includes bespoke fitted wardrobes, over-bed storage, a dressing table, and bedside tables. Additionally, the property benefits from UPVC double glazing and gas central heating.

Externally, the home enjoys low-maintenance front and rear gardens. The front garden features neat stone chippings with a circular patio and driveway parking for two vehicles. The rear garden is perfect for enjoying summer days; level and enclosed featuring an Astro lawn and stone-chipped patio. The garage, also

accessible from the rear garden, houses the boiler and plumbing for white goods, making it an ideal utility and garage combined.

Viewing is highly recommended to fully appreciate this delightful family home.

FIND ME USING WHAT3WORDS: crackling.done.cabin



## ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Garage & Driveway x2

Heating and hot water: Gas Central Heating for both

Accessibility: Level, with step entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

## Living Room

13' 0" x 12' 0" (3.96m x 3.65m)

## Dining Room

10' 10" x 8' 0" (3.30m x 2.44m)

## Kitchen

14' 0" x 7' 3" (4.26m x 2.21m)

## Bedroom 1

9' 9" x 8' 4" (2.97m x 2.54m)

## Bedroom 2

12' 3" x 8' 7" (3.73m x 2.61m)

## Bedroom 3

9' 0" x 6' 6" (2.74m x 1.98m)  
max measurements

## Shower Room

6' 2" x 6' 2" (1.88m x 1.88m)



## LIKE TO KNOW MORE?

☎ 01637 875 161

✉ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

GROUND FLOOR  
APPROX. FLOOR  
AREA 51.7 SQ.M.  
(556 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 33.5 SQ.M.  
(360 SQ.FT.)

TOTAL APPROX. FLOOR AREA 85.2 SQ.M. (917 SQ.FT.)

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  
Made with Metropix ©2020

**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).