



12 Meadowside, Newquay, Cornwall, TR7 2LJ

THE PERFECT FAMILY HOME! A THREE-BEDROOM LINKED DETACHED HOUSE IN A SOUGHT-AFTER LOCATION CLOSE TO PARKS AND SCHOOLS WITH MODERN FITTED KITCHEN, OPEN LOUNGE/DINER, FAMILY SHOWER SUITE, ADDITIONAL GROUND FLOOR WC, ENCLOSED GARDENS, GARAGE AND DRIVEWAY PARKING.

£325,000
Freehold

our ref: CNN10794

KEY FEATURES



3



2



1

Energy rating (EPC) TBC

Council tax band: C

- PRIME FAMILY-FRIENDLY LOCATION
- MODERN REFITTED (2024) KITCHEN
- OPEN-PLAN LIVING AND DINING
- THREE BEDROOM DESIGN
- USEFUL GROUND FLOOR WC
- SPACIOUS GARAGE WITH POWER
- TANDEM DOUBLE DRIVEWAY
- ENCLOSED PRIVATE GARDEN
- UPVC DOUBLE GLAZING THROUGHOUT
- GAS-FIRED CENTRAL HEATING

SUMMARY

12 Meadowside, Newquay, is a wonderful opportunity to own a home in one of suburban Newquay's most sought-after family areas. This linked detached property offers the perfect balance of modern convenience and the potential to add your own personal touch. Ideally situated within walking distance of Trenance Park, Concrete Waves, Bishops School, two major supermarkets, and the ever-popular Tavern Inn, this location is ideal for families looking for both community and convenience.

Designed for modern family living, the home boasts three bedrooms, open living spaces, and practical modern features such as UPVC double glazing and gas-fired central heating. The kitchen, fully refitted in late 2024, is sleek and contemporary, featuring a stylish white finish with ample prep



space and room for your preferred appliances. The layout begins with a small entrance hallway leading to the front-facing living room, which benefits from built-in storage and a focal fireplace. An open plan feel flows through to the rear dining room, where patio doors provide easy access to the garden. Positioned alongside the kitchen, the dining area offers scope to open further if desired. A ground floor WC adds extra convenience.

Upstairs, the three bedrooms include two generous doubles and a comfortable single, with the larger rooms featuring useful recessed spaces ideal for wardrobes. The shower suite is modern and low-maintenance, featuring a white three-piece suite with easy-clean Aqua Panel splashbacks. Outside, a tandem double driveway leads to a spacious garage with power and lighting. The rear garden is both private and enclosed, with a combination of patio and lawn, making it a fantastic space for family relaxation and play.

With its superb location and potential to personalise, this home is an excellent choice for those looking to settle in this vibrant and family-friendly part of Newquay.

FIND ME USING WHAT3WORDS:
pushover.headlight.mainland



ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

Broadband: FTTP. For Speed, please refer to Openreach website

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

Parking: Garage & Tandem Driveway

Heating and hot water: Gas Central Heating for both

Accessibility: Level with stepped entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hallway & Stairs

Living Room

13' 2" x 12' 2" (4.01m x 3.71m)

Dining Room

10' 7" x 7' 9" (3.22m x 2.36m)

Kitchen

13' 11" x 7' 2" (4.24m x 2.18m)

Ground Floor WC

5' 3" x 3' 6" (1.60m x 1.07m)

First Floor Landing

8' 5" x 6' 2" (2.56m x 1.88m)
incl stairs

Shower Room

6' 1" x 6' 0" (1.85m x 1.83m)

Bedroom 1

12' 1" x 8' 5" (3.68m x 2.56m)
plus recess

Bedroom 2

9' 9" x 8' 10" (2.97m x 2.69m)
plus recess

Bedroom 3

8' 11" x 6' 6" (2.72m x 1.98m)
max incl cupboard

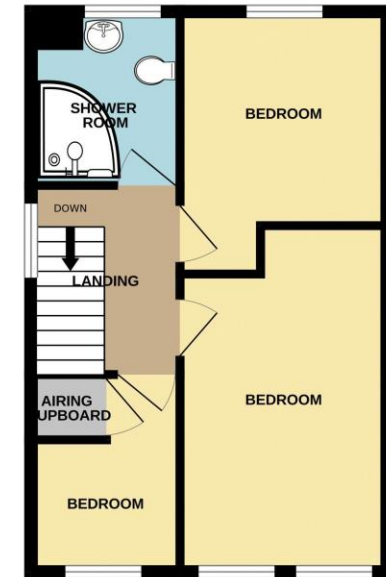
Garage

17' 6" x 8' 11" (5.33m x 2.72m)

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



LIKE TO KNOW MORE?

📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

🌐 newquaypropertycentre.co.uk

TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

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 ©2025

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).