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15 Bedowan Meadows, Newquay TR7 2SN

£305,000

AN IMMACULATE TWO/THREE BEDROOM SEMI DETACHED BUNGALOW OCCUPYING A GENEROUS TUCKED AWAY PLOT, LOCATED ON BEDOWAN MEADOWS WITHIN EASY REACH OF CHESTER ROAD, TRENANCE GARDENS AND THE BOATING LAKE WITH DRIVEWAY PARKING AND A GARAGE. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Bungalow - Semi Detached

RECEPTIONS: 3 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO/THREE BEDROOM SEMI DETACHED BUNGALOW
- PRIVATE, TUCKED AWAY LOCATION
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN
- CONSERVATORY
- LOW MAINTENANCE GARDEN
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- ALL MAINS SERVICES
- PIV AIR FLOW SYSTEM

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DESCRIPTION:

Bedowan Meadows is known locally as one of Newquay's most desirable, residential streets, comprising of mainly well presented bungalows on generous plots set well back from the road. Bedowan Meadows sits within the Tretherras area of Newquay providing easy access in and out of the main town which is a vibrant coastal town offering a diverse range of shops, cafes, bars and restaurants. Porth is the closest beach; a beautiful sheltered and sandy cove with an array of cafes, a boutique clothing store and a pub right on the beach. The nearest day to day shopping area can be found at Chester Road where there is a good range of amenities including a convenience store, post office, choice of cafes and a bank.

A hallway with two useful cupboards guides you into this bungalow. At the front you will find a double bedroom decorated in a modern, neutral style. The current owners have altered the original layout to create an additional room which is currently used as a third bedroom but could be a study or second living room. Although this room has no external window, there are two light tunnels allowing for lots of natural light.. On the other side of the hallway, the kitchen has a good range of cream cupboards with an integrated fridge, dish washer, double oven and gas hob. Off from the kitchen with a door to the garden is a useful utility room with space and plumbing for a washing machine and tumble dryer.

At the rear, you will find another bedroom overlooking the garden. The bathroom is fully tiled and features a bath with shower over.

The lounge at the rear is a good size and decorated to a modern high standard. Off from the lounge, you will find a gorgeous conservatory which provides a peaceful spot to enjoy looking over the garden or could be utilised as a dining room.

This property has gas central heating powered by a combination boiler located in a hallway cupboard. The loft is fully boarded and has a loft ladder. The current owner has installed a PIV system, Essentially, this draws fresh, filtered air into the property to prevent condensation and damp.

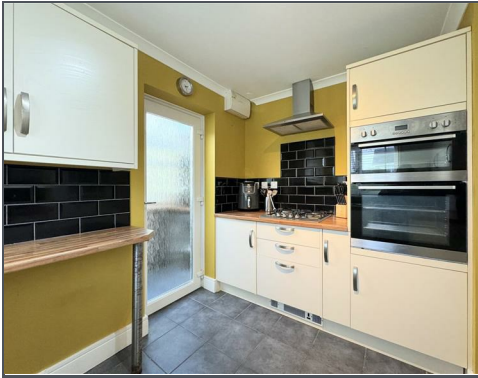
Externally, the gardens wrap around this property. At the front is a lawned area, to the side you will find a large garden shed and plenty of space for bins and recycling and at the rear the garden is well established and very private. There's plenty of areas to enjoy the sun at all times of the day with a generous lawn and patio. There's also a single garage and driveway parking.

In summary, this property offers a great standard of accommodation with plenty of flexibility. It's presented to a superb standard throughout and is offered with no onward chain.

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Hallway
2.06m x 1.12m (6'9 x 3'8)

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Kitchen
3.12m x 2.34m (10'3 x 7'8)

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Utility
2.31m x 1.52m (7'7 x 5'0)

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Lounge
4.37m x 3.25m (max) (14'4 x 10'8 (max))

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Conservatory
4.01m x 2.87m (13'2 x 9'5)

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Bedroom 1
3.25m x 2.82m (10'8 x 9'3)

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Bedroom 2
3.25m x 2.54m (10'8 x 8'4)

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Study (Used as Bedroom 3)
3.23m x 2.01m (10'7 x 6'7)

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Bathroom
1.96m x 1.68m (6'5 x 5'6)

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Garage
5.33m x 2.57m (17'6 x 8'5)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		69	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(02-10) A		
	(11-20) B		
	(21-30) C		
	(31-40) D		
	(41-50) E		
	(51-60) F		
Not environmentally friendly - higher CO ₂ emissions	(61-70) G		
England & Wales		EU Directive 2002/91/EC	

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