



46, Meadowside, Newquay, TR7 2LJ

david ball  
Agencies

Welcome to Meadowside, Newquay. This two bedroom property boasts double glazing and gas central heating, which offers warmth and energy efficiency all year round. Additionally, the rear enclosed garden provides a private outdoor space where you can unwind and enjoy some fresh air. Located in a great area, you'll have easy access to local amenities, schools, and transport links, making it a convenient choice for your new residence. Ideal investment property. Early viewing recommended.

## Guide Price £269,950 Freehold

### Key Features

- Viewing highly recommended
- Enclosed rear garden
- Ideal for first time buyers or investment property
- Double glazing
- Gas central heating
- Parking for two cars
- Great location

### Entrance Hall

4'4" x 3'8" (1.33 x 1.12)

Obscure double glazed door to the front elevation. Opening into...

### Lounge

14'9" x 12'2" (4.51 x 3.71)

Double glazed window to the front elevation. Radiator. Stairs rising to the first floor. Door to

### Kitchen Diner

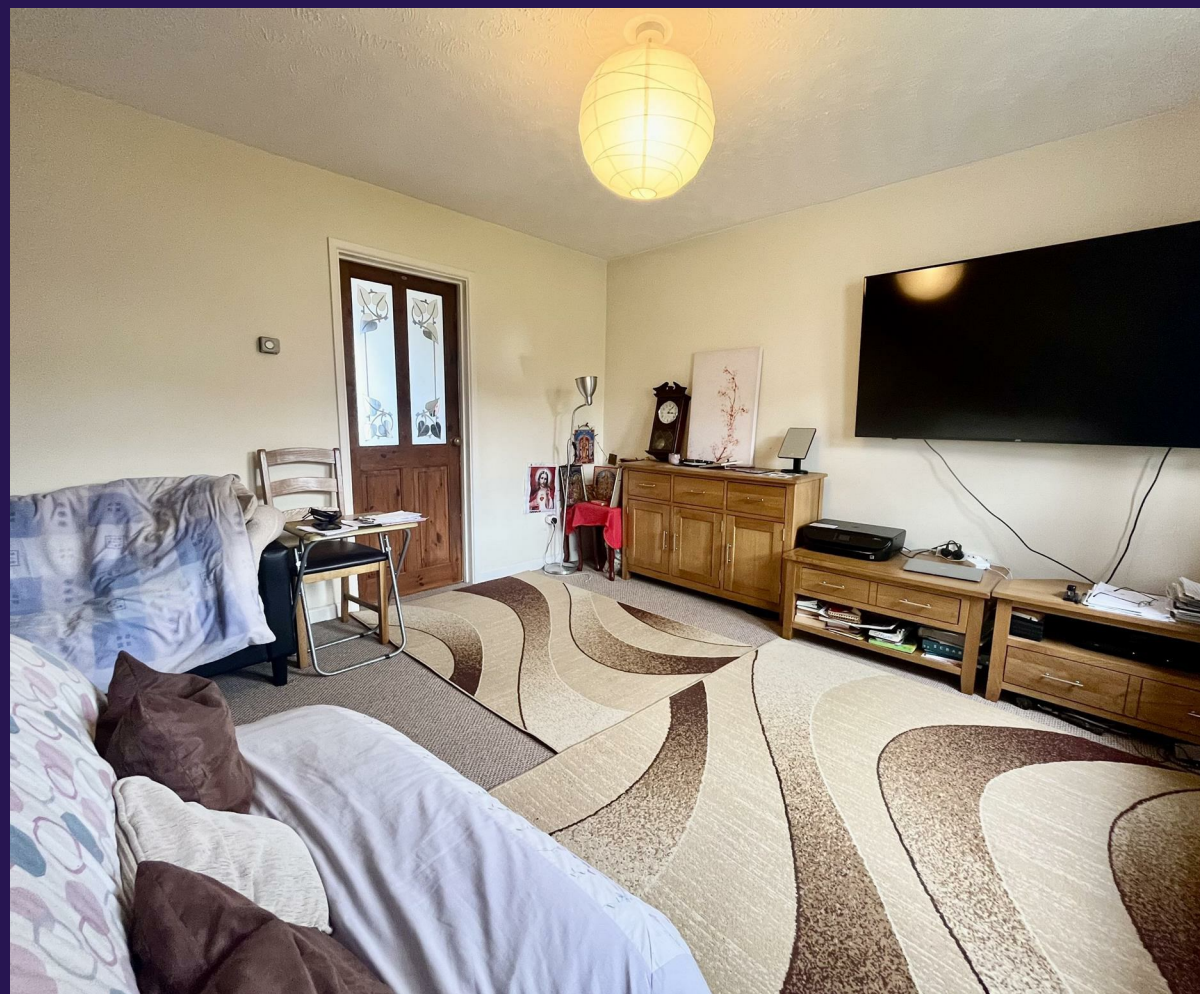
14'8" x 7'11" (4.49 x 2.42)

Obscure double glazed window and door to the rear elevation. Double glazed window to the rear elevation. A fitted kitchen with a range of base, wall and drawer units square edge work surfaces. Space for free standing electric cooker, washing machine and fridge freezer.

### Landing

8'6" x 6'2" (2.61 x 1.90)

Access to loft.





### **Bedroom One**

**14'9" x 10'3" (4.50 x 3.14)**

Double glazed window to the front elevation. Radiator. Fitted Storage cupboard.

### **Bedroom Two**

**9'11" x 8'1" (3.03 x 2.48)**

Double glazed window to the rear elevation. Radiator.

### **Family Bathroom**

**6'2" x 5'9" (1.89 x 1.77)**

Obscure double glazed window to the rear elevation. Radiator. Panel bath with mixer tap and shower head. Pedestal wash hand basin. Low level WC with cistern.

### **Outside**

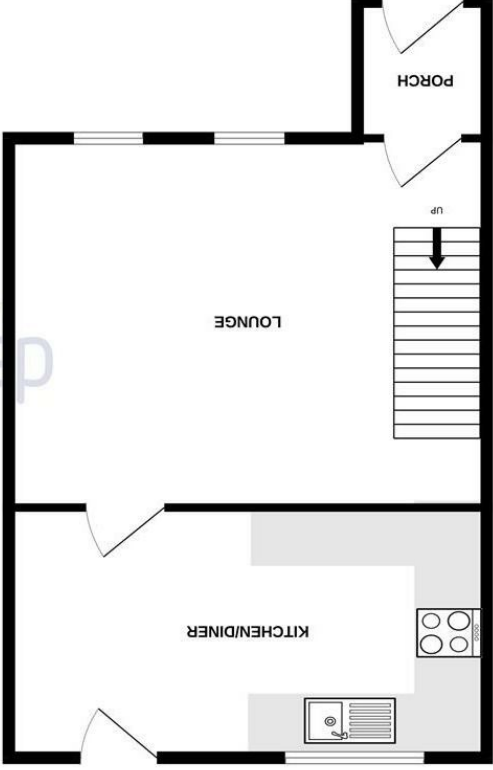
At the front of the property lies a well-maintained, lawn garden. To the rear is a good sized garden with lots of potential to make it a fantastic area to relax and unwind. Drive with parking for three cars.

### **Agents note**

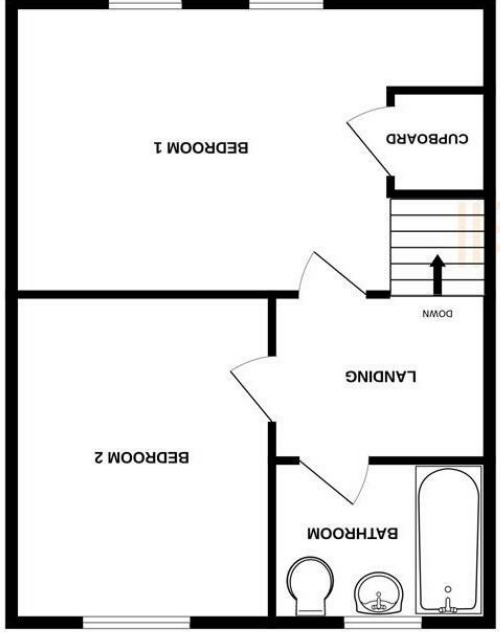
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

### **Council Tax Band B**





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is 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

TOTAL FLOOR AREA : 1343 sq.ft. (124.8 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
87	70
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	
A (82 plus)	G (1-20)
B (81-81)	F (21-39)
C (69-80)	E (39-54)
D (55-68)	D (55-68)

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied