



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

### 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**



01637  
850850

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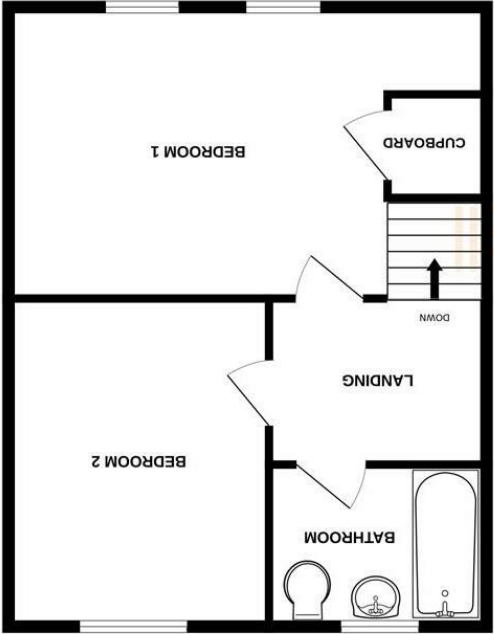
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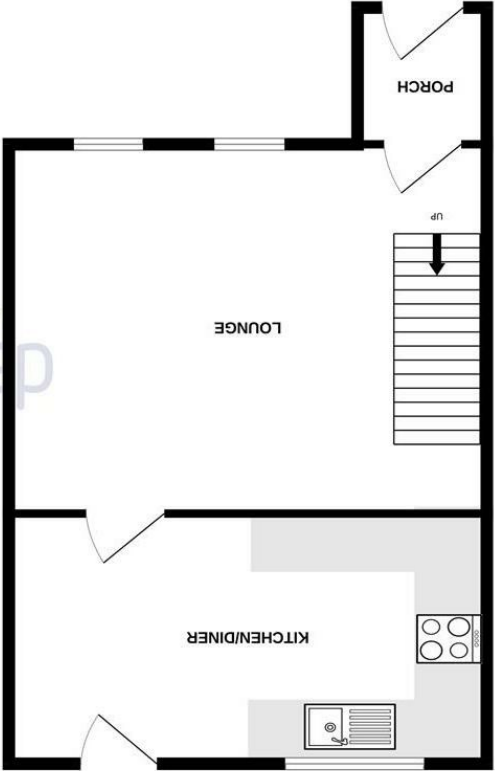
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1ST FLOOR



GROUND FLOOR

TOTAL FLOOR AREA : 1343 sq.ft. (124.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

| Energy Efficiency Rating |           |                                     |  |  |
|--------------------------|-----------|-------------------------------------|--|--|
| Current                  | Potential | <div><div></div><div>87</div></div> |  |  |
|                          |           |                                     |  |  |
| England & Wales          |           |                                     |  |  |
| EU Directive 2002/91/EC  |           |                                     |  |  |

|                                             |           |  |
|---------------------------------------------|-----------|--|
| Very energy efficient - lower running costs |           |  |
| A                                           | (92 plus) |  |
| B                                           | (81-91)   |  |
| C                                           | (69-80)   |  |
| D                                           | (55-68)   |  |
| E                                           | (39-54)   |  |
| F                                           | (21-38)   |  |
| G                                           | (1-20)    |  |
| Not energy efficient - higher running costs |           |  |