



30, Bedowan Meadows, Newquay, TR7 2SN

david ball
Agencies

Situated in the highly desirable Bedowan Meadows, this two-bedroom semi-detached bungalow offers comfortable living in a prime location. The property features gas central heating, uPVC double glazing, a generous lounge, a well-proportioned kitchen/dining room, and a family bathroom. Externally, there are gardens to both the front and rear. Early viewing is strongly recommended.

Asking Price £299,950 Freehold

Key Features

- GREAT LOCATION
- DRIVEWAY PARKING
- GAS CENATRAL HEATING
- DOUBLE GLAZED
- FRONT AND REAR GARDENS
- NO CHAIN
- TWO DOUBLE BEDROOMS

LOCATION

Nestled in the heart of a vibrant community, this location offers residents easy access to a wide range of local amenities, with a convenient bus route right on the doorstep. Just moments away, Newquay Sports Centre provides excellent facilities for sports and recreation, while Chester Road Shopping Centre offers a variety of shops and essential services. Nature lovers will enjoy the nearby Trenance Gardens and Boating Lake—ideal spots for peaceful walks and outdoor relaxation. For family outings, popular attractions such as Waterworld and Newquay Zoo are close by, offering fun and entertainment for all ages. Newquay town centre presents an extensive selection of shops. The town's has a host of bars, restaurants, and nightclubs, creating a lively and appealing social scene for residents to enjoy.

KITCHEN

Double glazed window to the front aspect. Modern fitted kitchen to include a range of wall, base and draw units with roll top work surfaces over, and inset stainless steel sink with mixer tap and drainer. Space for white goods. Gas Hob with electric oven and extractor fan over.

LOUNGE

Double glazed window to the front aspect. Radiator. Electric fire





BEDROOM ONE

Double glazed patio doors to the rear aspect. Wardrobe. Radiator.

BEDROOM TWO

Double glazed window to the rear aspect. Radiator

BATHROOM

A modern suite comprising panelled bath low level WC and pedestal wash hand basin. Obscure glazed uPVC window to the side elevation. Wall mounted radiator.

EXTERNAL

At the front of the property, a brick-paved driveway offers off-road parking for two vehicles, complemented by a low-maintenance, stone-chipped decorative garden. To the rear, a low-maintenance patio leads up to a stoned area via a set of steps, all enclosed by a combination of fencing and a block wall for added privacy and security.

AGENTS NOTE

The following services can be found at the property: mains electricity, water and drainage, however, we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquires.

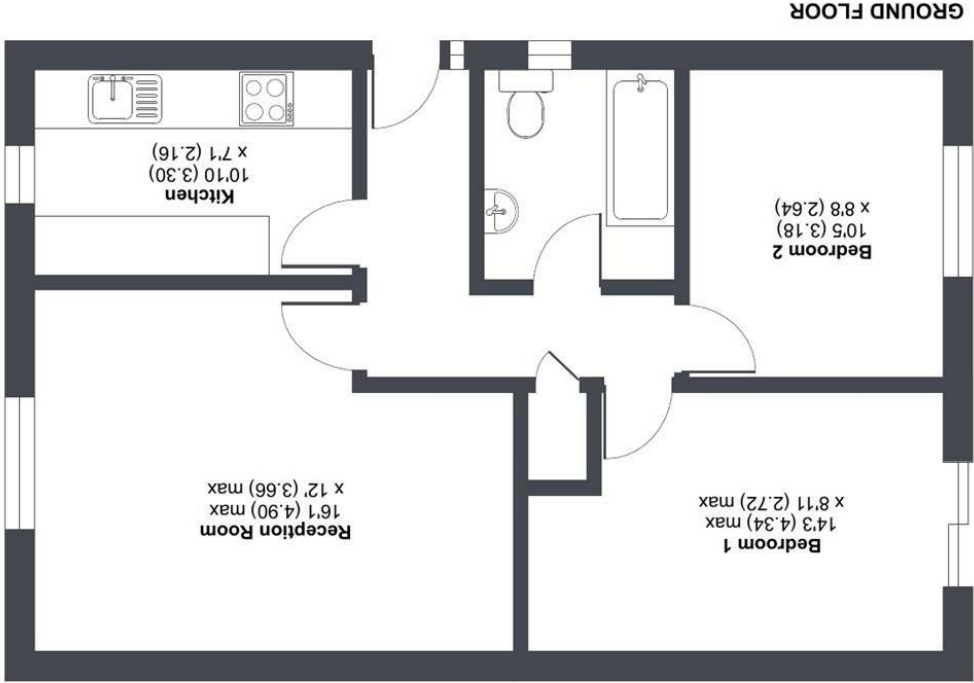
COUNCIL TAX BAND C



Bedowan Meadows, Tretherras, Newquay, TR7

Approximate Area = 614 sq ft / 57 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. Produced for David Ball Agencies. REF: 1296078



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
A (82 plus)	57	84
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	G	
G (1-20)		