

## 28 Bedowan Meadows, Newquay, TR7 2SN



**Delightful 2 bedroom fully modernised semi-detached bungalow on popular residential road, with open plan living area, low maintenance enclosed rear garden, garage and driveway parking. Located within easy walking distance of town, schools and beaches.**

- Immaculately presented and updated throughout
- Low maintenance enclosed rear garden
- Gas central heating and double glazing throughout
- Garage with electric door and ample driveway parking
- PP for loft conversion - PA19/03934
- Gated 'dog friendly' grounds and driveway
- Open plan lounge/kitchen/diner with bi-fold doors and windows
- Utility Room
- Popular residential road within walking distance of town and schools

**Price £365,000 Freehold**

This beautifully presented two-bedroom bungalow has been stylishly modernised throughout by the current owners and enjoys a highly convenient location close to local schools, stunning beaches, and the town centre as well as Newquay sports centre, the boating lake and Trenance Gardens.

The property is approached via a resin-bound driveway providing off-road parking for up to three vehicles, with gated access leading to the garage and front entrance. Inside, a contemporary hallway with sleek concealed storage opens into an impressive open-plan living space, featuring a well-appointed modern kitchen-dining area with bi-fold door and windows opening onto the rear garden, and a bright lounge overlooking outdoors. A stylish wood-burning inspired electric stove creates an eye-catching focal point adding warmth to the room. The property also benefits from a separate utility area.

Both bedrooms are positioned to the front of the bungalow, while the beautifully finished family bathroom incorporates a corner bath and separate walk-in shower.

Externally, the rear garden has been thoughtfully designed for low-maintenance living, featuring a paved seating area directly off the dining space, an elevated patio, astro-turf lawn, fenced boundaries with mature shrub borders, and steps leading to a pedestrian access door at the rear of the garage.

**TENURE**

Freehold

**SERVICES**

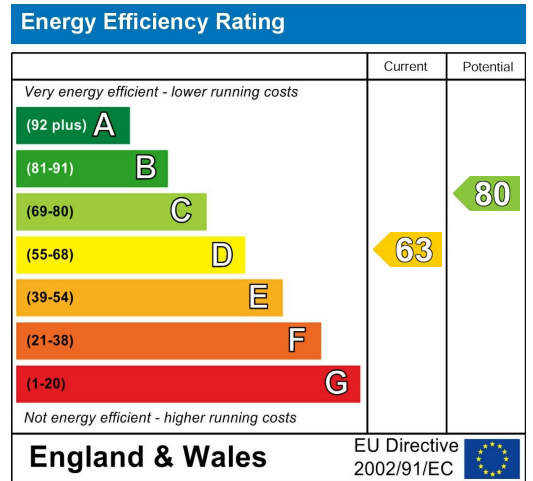
All mains

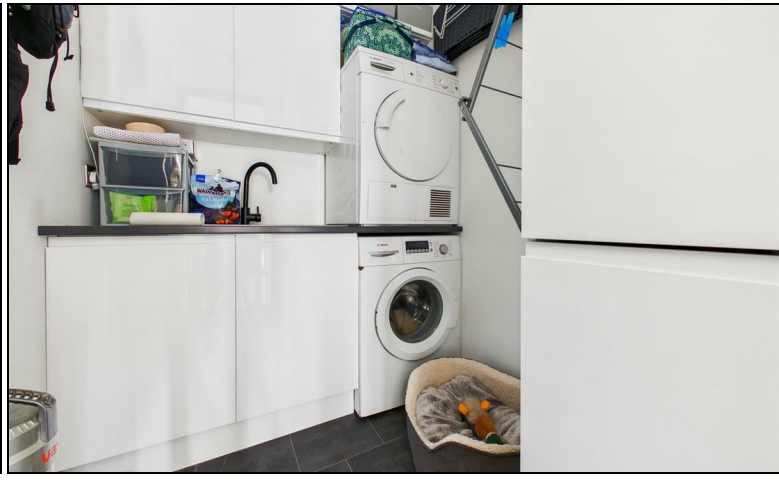
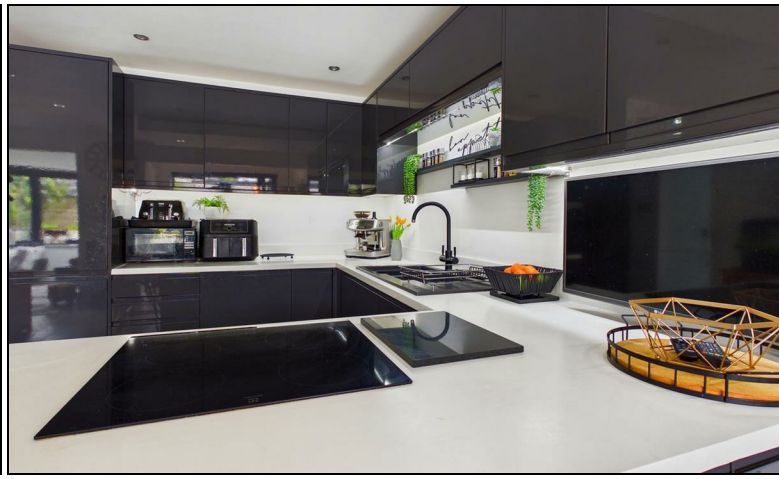
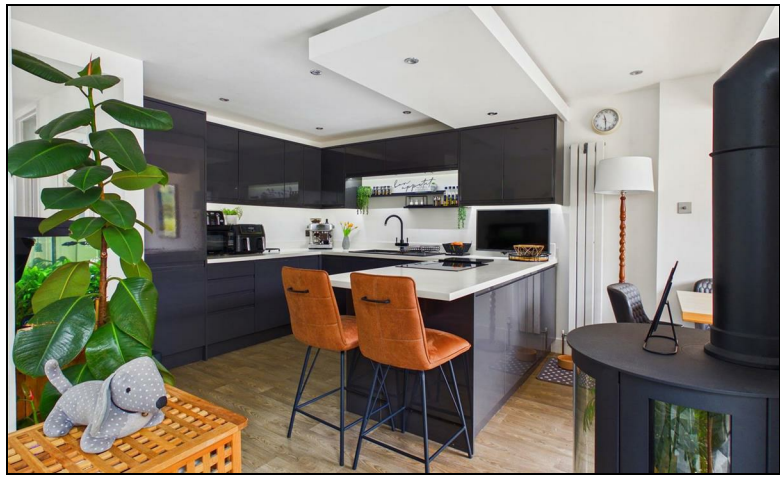
**COUNCIL TAX**

Band C

**PLANNING PERMISSION**

The property has approved Planning Permission for a first floor loft conversion for an en-suite bedroom - application number PA19/03934







# Start & co

THE NEWQUAY ESTATE AGENT  
www.starts.co.uk

12a Cliff Road  
Newquay  
TR7 2NE  
Tel: 01637 875847  
sales@starts.co.uk