

16 Bedowan Meadows, Newquay, TR7 2SN



NO ONWARD CHAIN | PRIVATE SOUTH-WEST FACING GARDEN | Detached 3 bedroom bungalow in fantastic condition in a popular residential suburb of Newquay Town but just a 15 minute walk to the town centre. The property has a spacious yet manageable plot with driveway parking and single garage.

- Immaculately presented inside and out
- Modern double glazing and gas central heating
- Lovely plot with a South-West facing private rear garden
- Integral single garage with electric roller door
- Rear sun-room with glass roof
- Leased solar panels with the potential to purchase

Price £395,000 Freehold

Bedowan Meadows is an extremely popular residential location close to schools, local amenities and the coast without the 'hustle and bustle' of being directly in the town centre. The fantastic facilities of the Sports Centre and Heron Tennis Centre are a level stroll away with the boating lake and Trenance Gardens just an extra couple of minutes walk down the road.

From the front, the property has a front lawn with access path to the side entrance and a driveway leading to the single garage. Entering into the property a spacious entrance provides an access to all rooms. To the front is a single bedroom and the lounge with a further 2 double bedrooms towards the rear.

The bathroom has been turned into a full wet room with an open shower, basin and WC with floor to ceiling tiles throughout. Towards the rear is also the kitchen which has a full range of floor and wall mounted cupboards and a rear door and window unit opening into the sunroom. The sunroom has a lower wall which gives way to a full glass surround and glass roof and overlooks the beautiful garden.

The garden is terraced with a lower section directly from the sunroom rising to the lawned garden. The garden enjoys the majority of the days sun with walled boundaries and some lovely planting. It is a beautiful feature to this well cared for bungalow.

SOLAR PANELS

The property has a lease agreement in place for the solar panels. Currently, they generate electricity for producing a FIT for a 3rd party with the bungalow benefitting from cheaper electricity. This agreement can be passed to the new owners, or the vendors of the property are willing to purchase the remainder of the lease (by negotiation) for the panels to be owned outright.

COUNCIL TAX


Band C

TENURE

Freehold

SERVICES

All Mains

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Start & co

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