

NEWQUAY PROPERTY CENTRE



A MODERN THREE BEDROOM FAMILY HOME LOCATED IN THE INCREDIBLY DESIREABLE LOCATION OF BEDOWAN MEADOWS. OFFERED WITH A GARAGE AND PARKING FOR TWO VEHICLES AND GORGEOUS SUNNY GARDEN.



178 Bedowan Meadows, Tretherras, Newquay,
TR7 2TB

£325,000
Freehold

our ref: CNN9638

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 2
- EPC: TBC
- Council tax band: C
- ALL MAIN SERVICES
- THREE BEDROOM HOME
- MODERN PROPERTY
- INTEGRATED KITCHEN
- DOWNSTAIRS W/C
- SOUTH WESTERLEY FACING GARDEN
- GARAGE AND PARKING
- NEW BOILER 2023
- GREAT FAMILY HOME OR INVESTMENT
- EPC & FLOOR PLAN TO FOLLOW



OWNERSAYS...

“This has been a fantastic home for us as well but within the past we have also successfully let property so it could equally be a great investment.”



CONSIDER THIS...

WHAT WE LOVE: We love the location of this property. Bedowan Meadows is an incredibly sought after location being close to the local schools and beaches whilst still being a quiet residential area.

MOREDETAIL...

SUMMARY: Introducing a modern and stylish three-bedroom mid-terrace property located in the desirable Bedowan Meadows, Newquay. This attractive two-storey house, just 18 years old, offers a comfortable and contemporary living experience.

As you step through the front door, you are greeted by an inviting entrance hallway that provides access to a separate downstairs toilet and leads to the spacious living room. The living room is generously sized, with ample space for relaxation and entertainment. A staircase gracefully ascends to the first floor, and a door opens into the well-appointed kitchen.

The kitchen diner spans the entire width of the rear of the property and is a true highlight of the home. French doors open onto the south-westerly facing garden, infusing the space with natural light and creating a seamless indoor-outdoor flow. The kitchen boasts a range of gloss wall and base units, complemented by worktops along with a stainless steel sink. The kitchen is equipped with high-quality appliances, including an integrated double oven with a gas hob and extractor hood, a dishwasher, a fridge freezer, and a grill. There is also ample space for a washing machine, along with a wall-mounted combi boiler. The kitchen diner further accommodates a dining table and provides convenient access to a practical under-stair's storage cupboard.

Moving to the first floor, a landing area leads to three inviting bedrooms and a family bathroom. From the landing is also access to a part boarded loft via loft ladder. The master bedroom and the second bedroom are both comfortable doubles, offering plenty of space for relaxation. The master bedroom also benefits from fitted wardrobes, providing ample storage for your belongings. The third bedroom is a cozy single room, perfect for a child's bedroom, guest room, or home office.

The family bathroom features a white suite, comprising a panelled bath with a shower over, a low-level W/C, and a pedestal wash hand basin. Within the bathroom is a useful storage cupboard.

Externally, the property boasts a garage with parking space for two cars at the front, providing convenient off-street parking. At the rear, a sunny south-westerly garden awaits, providing a delightful outdoor space for relaxation, gardening, and entertaining. The garden is completely safe and enclosed, ensuring privacy and tranquillity.

In summary, this modern three-bedroom mid-terrace property in Bedowan Meadows offers a comfortable and stylish living environment. With its well-proportioned rooms, contemporary kitchen diner, delightful garden, and convenient location, this property presents an excellent opportunity to create a wonderful home in Newquay.



THELOCATION...

LOCATION: Newquay is famed for its golden sand beaches, beautiful, rugged coastline and vibrant town centre. The town itself sits alongside Newquay's gorgeous seafront, hugging the bay. Newquay offers a different beach for each day of the week that is capped off by the largest and most renowned beach of all: the world famous Fistral beach. The vibrant high street of Newquay has transformed itself over the last decade or so and is once again a much-favoured family friendly destination, packed full of trendy bars, fine restaurants, and a varied mix of independent and national shops, offering something for everyone.

Beyond the town centre there are many HOT locations to live, rent or holiday. Pentire, Porth and Lusty Glaze instantly spring to mind. However, one area, that has always been revered by the locals, yet is slightly less known, is the much sought-after suburban area of Tretherras. The town and beaches can be reached within a lovely stroll of 20 minutes or so following the many beautiful walkways that criss-cross through the area mostly tracking alongside the tranquil tributaries that eventually flow into the entrancing River Gannel.

Nearby is the wonderfully resourced Trenance Park which has a comprehensive range of leisure facilities including Newquay Zoo, WaterWorld Leisure Centre, Heron Tennis Centre, Concrete Waves Skatepark, the beautifully kept Trenance Gardens and the incredibly popular Boating Lake to name but a few.

Some of the best schools Newquay has to offer are nearby including the in demand and over subscribed Newquay Tretherras secondary school. Choosing a home in the Tretherras area will ensure families easily fall inside catchment, and as such should never experience difficulties securing a place at Tretherras or any of the other preferred school in the area.

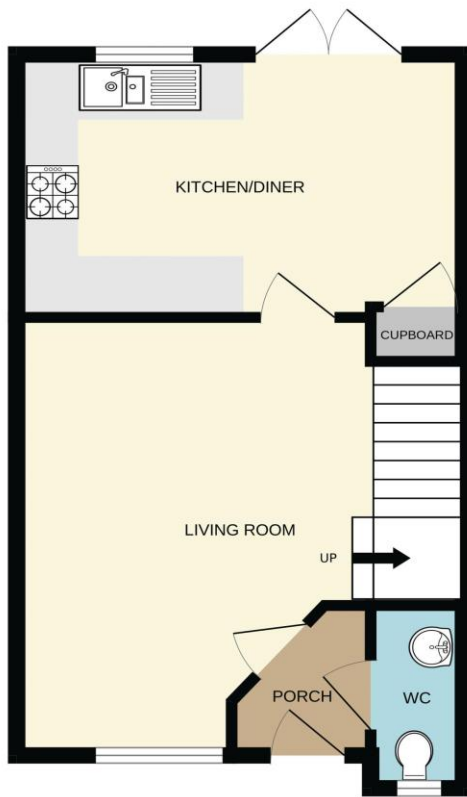
For all of the above reasons and many more this location and homes in this area offer buyers a lifestyle experience that most people aspire to, where families and the retired flock to in equal measure. With this property now is your chance to make your dream a reality.

WHAT3WORDS: apparatus.slumped.hobby

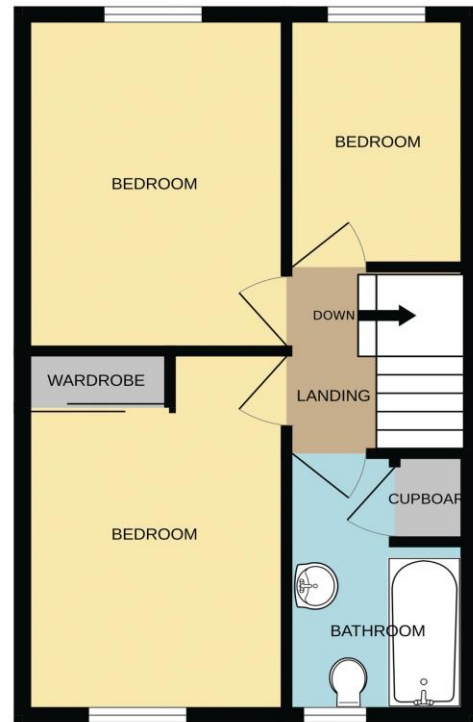


THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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.
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THE DIMENSIONS...

Entrance Hall

4' 10" x 3' 11" (1.47m x 1.19m)

W/C

6' 3" x 2' 11" (1.90m x 0.89m)

Living Room

15' 5" x 12' 0" (4.70m x 3.65m)

Kitchen/Diner

14' 10" x 9' 7" (4.52m x 2.92m)

First Floor Landing

6' 3" x 2' 11" (1.90m x 0.89m)

Bedroom One

13' 0" x 8' 8" (3.96m x 2.64m)

Bedroom Two

12' 0" x 8' 9" (3.65m x 2.66m)

Bedroom Three

8' 10" x 5' 9" (2.69m x 1.75m)

Family Bathroom

9' 5" x 5' 9" (2.87m x 1.75m)

Garage

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.