



**NEWQUAY**  
PROPERTY  
CENTRE



## **79 Bedowan Meadows, Tretherras, Newquay, Cornwall, TR7 2SW**

A STUNNING DETACHED BUNGALOW, BEAUTIFULLY MAINTAINED WITH THREE BEDROOMS, OPEN PLAN LOUNGE/DINER, MODERN KITCHEN, SHOWER ROOM, PLENTY OF PARKING, GARAGE AND FABULOUS WEST FACING GARDENS. LOW MAINTENANCE STYLE THROUGHOUT. QUIET CUL-DE-SAC IN SOUGHT AFTER SUBURBAN AREA.

**£369,950**  
Freehold

our ref: CNN9561

## KEY FEATURES



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- LOVELY, WELL-MAINTAINED DETACHED BUNGALOW
- THREE GOOD SIZE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- TILED SHOWER SUITE WITH SECODARY WC SUITE
- PRIME POSITION IN DESIRABLE CUL-DE-SAC
- WEST FACING PLOT WITH GORGEOUS GARDENS
- GOOD SIZE PAVED DRIVEWAY AND GARAGE
- FIRST TIME ON MARKET IN 25 YEARS
- PERFECT FOR FAMILIES AND RETIREES
- IN CATCHMENT FOR GREAT SCHOOLS



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Energy rating (EPC) **B**

Council tax band: **C**

## SUMMARY

Welcome to 79 Bedowan Meadows, nestled in the highly sought-after residential suburb of Tretherras, Newquay. Embracing the tranquil charm of suburban living while offering proximity to the vibrant conveniences of Newquay, this property presents an exceptional opportunity for families and retirees alike.

Positioned just outside the main town, Bedowan Meadows offers a serene escape without sacrificing accessibility. With its close proximity to Trenance Park, gardens, and the picturesque boating lake, residents can indulge in leisurely strolls and outdoor activities. Furthermore, being within the catchment area of top-tier schools and just a short distance away from daily amenities ensures a convenient lifestyle.

Boasting its debut on the market after 25 years, 79 Bedowan Meadows is a meticulously maintained detached bungalow set on an enviable west-facing plot within a tranquil cul-de-sac. Adorned with a charming low-maintenance facade, including a lush lawn and a spacious paved driveway, this residence exudes curb appeal.



Step inside to discover a spacious hallway adorned with fitted storage, granting access to every corner of the property. A convenient secondary WC suite adds practicality to the layout. The front of the property unveils a generously sized open lounge/diner. The adjacent kitchen boasts a tasteful array of "farmhouse oak" style units with plenty of room for your choice of appliances and offers access to the delightful gardens through a convenient back door.

Accommodating three ample bedrooms, this home ensures ample space for all occupants. The main bathroom has been tastefully refitted with a tiled shower suite, catering to modern convenience. With the added comfort of gas-fired central heating and UPVC double glazing, 79 Bedowan Meadows is truly move-in ready.

The pièce de résistance lies in the enchanting gardens to the rear. Enjoying a coveted west-facing orientation, these gardens bask in sunshine throughout the day and evening, offering the perfect setting for outdoor relaxation and entertaining. Featuring two tiers of lush lawn, a lower patio area, and a convenient inbuilt store at the rear of the garage, this outdoor oasis is both picturesque and practical.

In conclusion, 79 Bedowan Meadows represents the epitome of suburban living in Tretherras, Newquay. With its well-maintained interiors, captivating outdoor spaces, and prime location, this property presents an unmissable opportunity for discerning buyers seeking a slice of tranquillity without compromising on convenience. Don't miss your chance to make this charming bungalow your new home.

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## ADDITIONAL INFO

Utilities: All Main Services.

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Paved Driveway & Garage.

Heating and hot water: Gas Central Heating for both.

Accessibility: Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hall

17' 0" x 9' 0" (5.18m x 2.74m) L-Shaped (Max Measurements)

## WC

6' 3" x 4' 0" (1.90m x 1.22m)

## Lounge/Diner

18' 1" x 15' 0" (5.51m x 4.57m) L-Shaped (Max Measurements)

## Kitchen

12' 0" x 8' 0" (3.65m x 2.44m)

## Shower Room

8' 0" x 5' 6" (2.44m x 1.68m)

## Bedroom 1

12' 7" x 12' 2" (3.83m x 3.71m) Into Wardrobes

## Bedroom 2

11' 8" x 10' 8" (3.55m x 3.25m) Inc Wardrobes

## Bedroom 3

8' 5" x 8' 0" (2.56m x 2.44m) Plus Wardrobes

## Garage

19' 0" x 8' 5" (5.79m x 2.56m)

GROUND FLOOR



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