



**NEWQUAY**  
PROPERTY  
CENTRE



## **7 The Orchard, Porth Way, Newquay, Cornwall, TR7 3LW**

A SUPERB TWO DOUBLE BEDROOM MAISONETTE IN PORTH, VERY CLOSE TO THE BEACH. WITH ALLOCATED PARKING, BRILLIANT LOFT ROOM AND A NEAR 20FT LOUNGE/DINER. PERFECT HOME OR INVESTMENT. NO ONGOING CHAIN.

**£225,000**  
Leasehold

our ref: CNN9538

## KEY FEATURES



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Energy rating (EPC) **E**

Council tax band: **A**

- LOVELY COASTAL MAISONETTE
- VERY CLOSE TO PORTH BEACH
- 2 DOUBLE BEDROOMS + LOFT ROOM
- NEAR 20FT LOUNGE/DINER
- FITTED KITCHEN WITH APPLIANCES
- REFITTED MODERN BATHROOM SUITE
- ALLOCATED OFF STREET PARKING
- PERFECT HOME OR INVESTMENT
- NO ONGOING CHAIN
- MAINS SERVICES: ELECTRIC, WATER, DRAINAGE

## SUMMARY

Looking for a charming coastal home in a prime location? Look no further than 7 The Orchard in Porth!

This lovely two-bedroom maisonette is just a short stroll from the beach, offering the perfect base for those who love to soak up the sun and sea. As you approach the property, you'll appreciate the residence car park to the front, with each property benefiting from its own allocated space as well as additional visitor spaces.

Upon entering the home, you'll find yourself in a small hallway with stairs leading to the first floor. The front aspect kitchen is fully fitted with modern appliances, including an integrated double oven, hob, extractor, fridge, and freezer. From here, a door leads to the spacious lounge/diner, which provides an excellent reception space at nearly 20ft in length. Upstairs, you'll find a fully fitted modern white bathroom suite with floor-to-ceiling tiling and a shower over the bath. There are two good-sized double bedrooms on this level, and the second bedroom also provides



access to a second-floor loft room with a Velux window and eaves storage, making it a brilliant additional space to the home.

Modern comforts include UPVC double glazing and electric heating, ensuring that you stay warm and comfortable all year round. Externally, in addition to the parking, there is a communal bin store and drying area for added convenience.

One of the best features of this property is its proximity to the beach. Steps from The Orchard lead directly onto Porth Way, where you can walk down to the beach in a matter of minutes. Whether you're looking for a permanent home or a holiday retreat, 7 The Orchard is an excellent choice. Don't miss out on the opportunity to make this charming coastal home yours!

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## THE LEASE:

Length of Lease: 999 Year Lease

Lease Start Date: 12th January 1999

Ground rent: £50 per annum

Service charge & Info: £70 PCM including Buildings Insurance

Freeholder: Self managed by residents known as Orchard Management Company LTD

Management Company: Orchard Management Company LTD

Residential letting: Yes

Holiday letting: Yes

Pets: Yes. with consent from Landlord

## ADDITIONAL INFO

Tenure: Leasehold

Utilities: Mains Electric, Water & Drainage. No Gas.

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

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

Parking: Allocated Off Street Parking

Heating and hot water: Mains Electric for both

Accessibility: Steps to entrance

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hall

## Kitchen

8' 11" x 8' 0" (2.72m x 2.44m)

## Lounge/Diner

19' 7" x 12' 3" (5.96m x 3.73m)

## First Floor

## Bedroom One

12' 3" x 9' 9" (3.73m x 2.97m)

## Bathroom

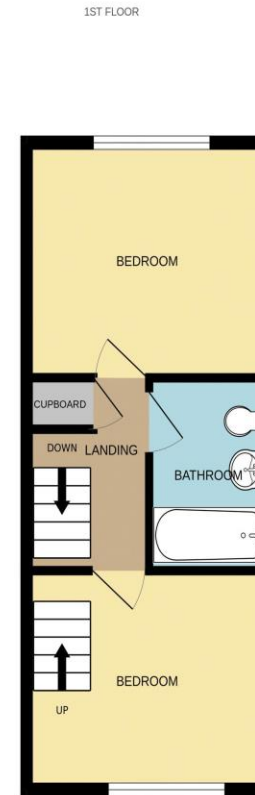
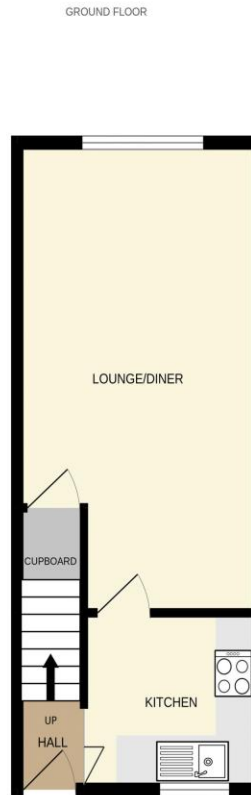
7' 5" x 5' 6" (2.26m x 1.68m)

## Bedroom Two

9' 11" x 9' 0" (3.02m x 2.74m)

## 2nd Floor Loft Room

14' 6" x 12' 2" (4.42m x 3.71m)



## LIKE TO KNOW MORE?

☎ 01637 875 161

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