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## 6 The Stiles Porth Bean Road, Newquay TR7 3EW

**£310,000**

A PARTICULARLY SPACIOUS THREE STOREY FAMILY HOME WITH THREE DOUBLE BEDROOMS, A SOUTHERLY FACING GARDEN AND DRIVEWAY PARKING WITHIN WALKING DISTANCE OF PORTH BEACH. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 3

### FEATURES:

- SPACIOUS THREE STOREY HOUSE
- THREE DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- EFFICIENT AIR SOURCE HEAT PUMP
- DRIVEWAY PARKING
- PRISTINE CONDITION
- EASY WALKING DISTANCE TO PORTH BEACH
- NO ONWARD CHAIN
- MAIN BEDROOM EN SUITE

01637 877754

info@momovenewquay.co.uk

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#### DESCRIPTION:

Located within easy walking distance of Porth Beach, this three storey, three double bedroom family home offers spacious family friendly accommodation within a very convenient location. There are two Secondary Schools and one Primary School within a few minutes walk with a post office, and a Co-op just around the corner. Porth which is close by is a popular location with locals and holiday makers alike. It boasts a beautiful sheltered beach protected by headlands on both sides. Porth Island which can be accessed by a narrow foot bridge has stunning views back towards Newquay and up the coast towards Trevose Head.

Within Porth there is a handful of cafes and a family friendly pub right on the beach. There's also a beach shop and a boutique clothing store. Newquay Airport is only a few miles away and Newquay Town centre is approximately a ten minute drive offering an array of shops, restaurants and cafes.

A hallway with stairs to the first floor guides you into the open plan lounge kitchen diner. An engineered oak floor continues from the hallway throughout the entire ground floor into the living areas. This gorgeous area is dual aspect and open plan creating the perfect space for entertaining with ample space for cooking, dining and relaxing. The modern decor and oak flooring compliment each other very well. The kitchen area has a good range of modern, cream gloss cupboards with an integrated oven, hob, washing machine and under counter fridge. breakfast bar loosely splits the room with a dining arrangement currently close to the French doors enjoying the warmth of the southerly aspect and easy access out to the garden. Off from the kitchen there is a useful cloakroom.

Two of the double bedrooms can be found on the first floor, one at the front and one at the rear. On the first floor landing, there are stairs to the second floor and a cupboard housing the air source pump and hot water cylinder. The main family bathroom is on this level serving the two double bedrooms. It features a 'P' Bath with shower over and modern, fresh tiling.

On the second floor landing there is an area ideal as a small 'work from home' space or storage area. The main bedroom is a great size also with fitted wardrobes and plenty of natural light thanks to the velux window. This bedroom also features an en suite shower room.

This property has been very well maintained and is beautifully decorated. There is UPVC double glazing throughout and highly efficient and economical Air Source underfloor central heating, in addition to high levels of insulation making this a very economical property to own and run.

Externally at the front, there is a private driveway providing off street parking with a pathway to the front entrance. The rear garden is fully enclosed with an access to the rear and is a real sun trap enjoying a southerly facing aspect. It is low maintenance with a decked area and a small patio.

In summary, this really is a brilliant family home in a great location, close to the beautiful beach at Porth, three schools and many day to day amenities with easy access in and out of Newquay.

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Hallway  
2.34m x 1.32m (7'8 x 4'4)

Kitchen Diner Lounge  
31'6 x 10'7

Cloakroom  
1.96m x 0.91m (6'5 x 3'0)

Bedroom 2  
4.27m x 2.82m (14'0 x 9'3)

Bedroom 3  
4.19m x 3.15m (13'9 x 10'4)

Bathroom  
2.24m x 1.88m (7'4 x 6'2)

Bedroom 1 (2nd floor)  
3.58m x 3.20m (11'9 x 10'6)

En Suite  
2.54m x 2.24m (8'4 x 7'4)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	87

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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