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14 Penhallow Road, Newquay TR7 3DA

£285,000

A THREE BEDROOM, FAMILY HOME LOCATED ON PENHALLOW ROAD WITHIN WALKING DISTANCE OF THREE SCHOOLS AND PORTH BEACH. THIS PROPERTY OFFERS HUGE POTENTIAL, A WESTERLY FACING, LOW MAINTENANCE FLAT GARDEN, FAR REACHING VIEWS OF THE OCEAN.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 1

FEATURES:

- THREE BEDROOM FAMILY HOME
- WESTERLY FACING GARDEN
- GARAGE PARKING
- MANY ORIGINAL FEATURES WITH PLENTY OF CHARM AND CHARACTER
- HIGHLY DESIRABLE LOCATION, CLOSE TO SCHOOLS AND PORTH BEACH
- HUGE POTENTIAL
- FAR REACHING VIEWS OF PORTH ISLAND AND THE OCEAN

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

This three bedroom home is located in one of the most highly-desirable parts of Newquay, with everything you need right on the doorstep. Penhallow Road is tucked away off Henvor Road close to Porth and Lusty Glaze. The vibrant town centre is about a mile away and is a relatively flat walk along the coastline, offering something to suit everyone whether it be the huge variety of watersports, stunning cliff walks, fine dining or simply a coffee in the sun. Chester Road offers the closest day to day amenities, just a few minutes walk away.

Treviglas and Tretherras Secondary Academies are within walking distance and the nearest Primary School is St Columb Minor Academy, also just a short walk away. Porth is the closest beach and 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 Trevoise Head.

An entrance porch leading into a hallway guides you into this property where you will find the lounge on the right with a bay window to the front, a bright, airy room with a gas fire.

At the rear, you will find the kitchen diner which has a window overlooking the garden and a door with access to the rear porch and in turn the garden. There's a basic range of kitchen units with space for a cooker, washing machine and fridge with a useful storage cupboard and a cupboard housing the immersion tank.

All three bedrooms can be found on the first floor; the main bedroom enjoys gorgeous views of Porth island and the ocean beyond. The other double bedroom has built in wardrobes and there's also a single bedroom. The family bathroom has a bath with an electric shower over. Throughout this property, there's electric heating with a gas supply to the house for the gas fire in the lounge and dining area. The loft is exceptionally spacious, with a velux window. It's partly boarded with a pull-down ladder.

Externally, at the front of the house, the garden is neat and low maintenance and at the rear the garden enjoys a westerly aspect with plenty of afternoon and evening sun. There's a generous lawned area, a block built shed and a patio area off from the kitchen diner. At the bottom of the garden, there's access via a pathway to the garage.

In summary, this property offers huge potential with great views and is located in a highly desirable family friendly area within walking distance of Primary and Secondary schools and Porth Beach.

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Hallway
3.99m x 0.99m (13'1 x 3'3)

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Lounge
4.06m x 3.86m (13'4 x 12'8)

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Kitchen Diner
4.98m x 3.56m (16'4 x 11'8)

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Rear Porch
1.42m x 1.32m (4'8 x 4'4)

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Bedroom 1
3.20m x 3.12m (10'6 x 10'3)

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Bedroom 2
3.35m x 3.28m (11'0 x 10'9)

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Bedroom 3
2.21m x 2.03m (7'3 x 6'8)

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Bathroom
2.13m x 1.60m (7'0 x 5'3)

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Garage

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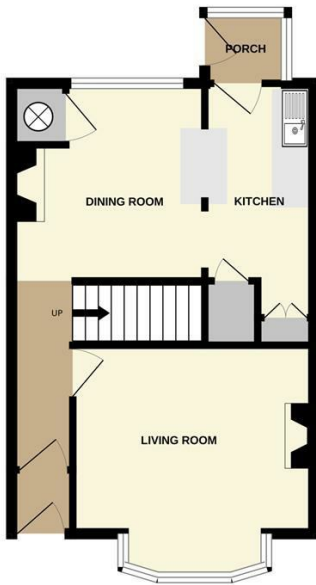
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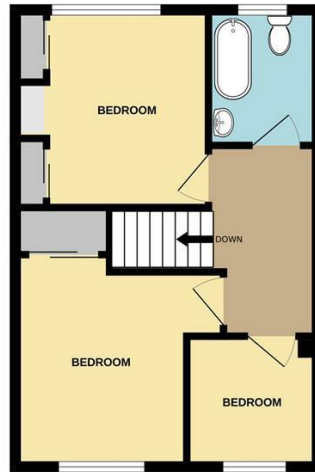
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FLOORPLAN:

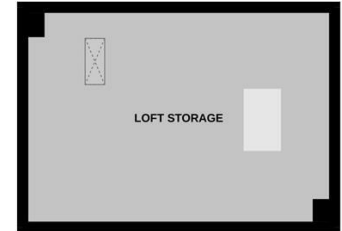
GROUND FLOOR



1ST FLOOR



LOFT



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		87
	(81-91) B		
	(69-80) C		
	(55-68) D	48	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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

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