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## 2 Porth Valley Cottages Newquay TR8 4AT

**£195,000**

A CHARMING TWO BEDROOM DETACHED BUNGALOW IN A PEACEFUL, TUCKED AWAY COURTYARD DEVELOPMENT, JUST A SHORT WALK FROM THE STUNNING BEACHES OF WHIPSIDERRY AND PORTH. OFFERING TWO DOUBLE BEDROOMS, A SOUTH FACING GARDEN AND PARKING WITH NO ONWARD CHAIN

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- TWO BEDROOM DETACHED BUNGALOW
- SOUTH FACING GARDEN
- ALLOCATED PARKING
- SHORT WALK TO WHIPSIDERRY AND PORTH
- CHARMING, HIDDEN GEM
- NO ONWARD CHAIN
- ELECTRIC HEATING/UPVC DBL GL
- IDEAL AS A BOLT HOLE BY THE SEA
- PERFECT FOR FTB
- OPEN RURAL VIEWS AT THE REAR

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#### DESCRIPTION:

Number Two Porth Cottages is set in the sheltered Porth Valley, surrounded by postcard worthy countryside and rural views and only a short walk from the stunning dramatic clifftops of Whipsiderry and Porth. From here, there are many beaches to chose from; Porth and Whipsiderry being the closest. Porth Beach is a popular family friendly sheltered cove with caves and rock pools to explore. Life Guards are in place from April - September. You can walk to Newquay along the coast path within about twenty minutes and Watergate Bay is around a forty five minute walk (depending on how often you stop to admire the view!)

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 10 minutes drive.

Tucked away, slightly off the beaten track, this detached two bedroom bungalow is a hidden gem, located within the 'Porth Valley Cottages Private Estate'. Within this small development of properties, there are a mixture of holiday lets and permanent homes. It occupies a very private and generous plot with a south facing aspect.

This charming bungalow has a open plan lounge kitchen diner with a picture window to the front. There's ample space for lounge and dining furniture with a small kitchen which has space for a fridge and oven. This is a bright and warm room enjoying all day sun.

The two bedrooms are both doubles, both with windows to the front and the shower room has a window to the side.

There's electric heating and upvc double glazing throughout. The decor and carpets are neutral and in some places, a little updating and modernisation would be required.

Externally, the front garden is terraced and low maintenance with a lawned area, a rockery and some well established palms and plants. At the rear, the elevated garden is a little over grown but has uninterrupted rural views. There is allocated parking for one car.

In summary, this charming property is ideal for first time buyers, investors and this looking for a bolt hole by the sea, offered with NO ONWARD CHAIN.

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Lounge Diner Kitchen  
4.62m x 3.40m (15'2 x 11'2)

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Bedroom 1  
2.82m x 2.77m (9'3 x 9'1)

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Bedroom 2  
3.20m x 2.90m (10'6 x 9'6)

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Shower Room  
2.59m x 0.69m (8'6 x 2'3)

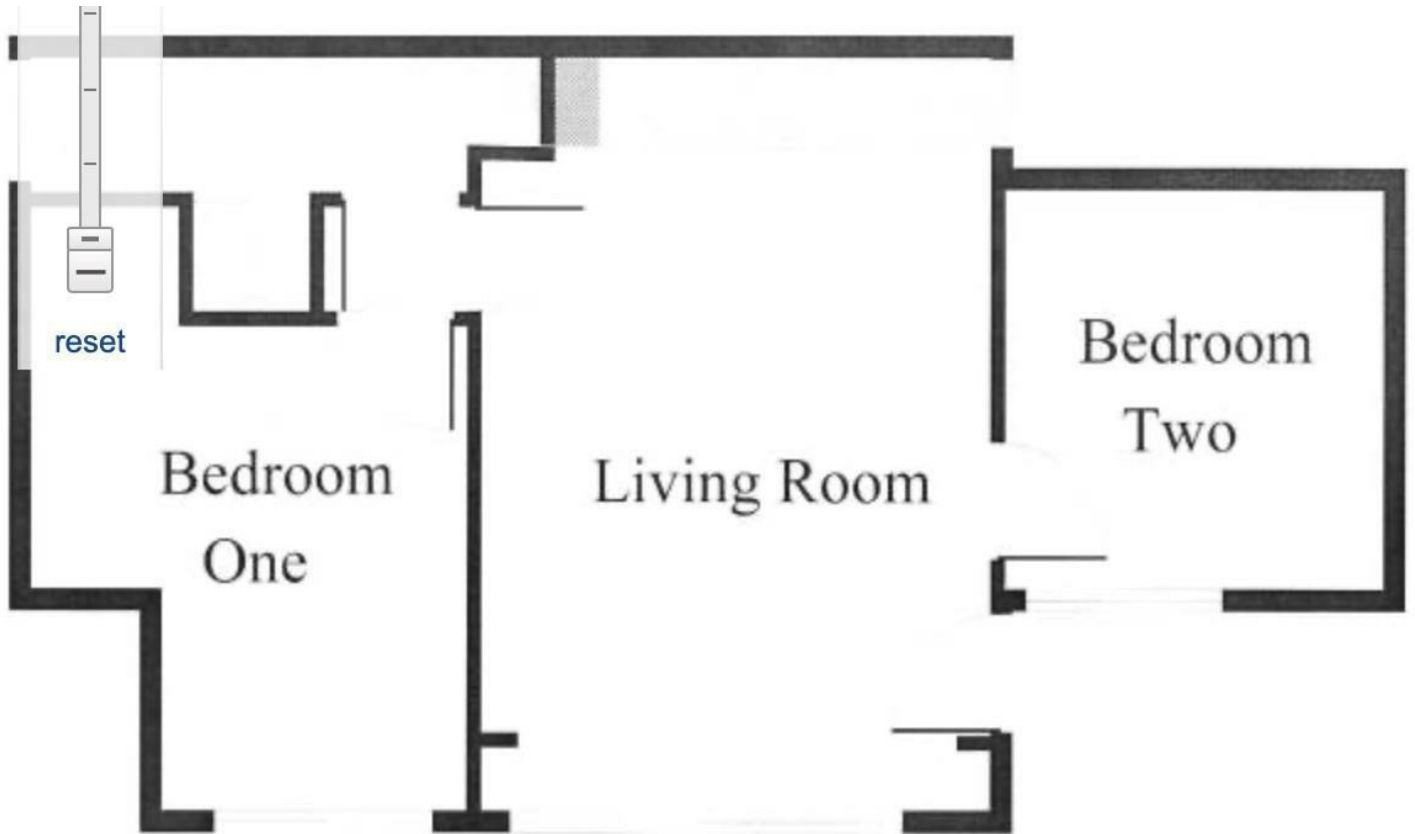
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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) <b>A</b>		90
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>	41	
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

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

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