



7b, Lewarne Road, Newquay, TR7 3JR

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**CHAIN FREE.** This meticulously refurbished and extended two-bedroom detached bungalow situated in the popular Lewarne Road perched above Porth Beach. The property is currently operating as a successful holiday let. The accommodation briefly comprises a modern open plan living space with a high gloss kitchen, sperate utility room, and family bathroom. Externally the property will offer a low maintenance garden and off street parking. Internal viewing is recommended.

**£395,000 Freehold**

### Key Features

- Chain Free
- Open Plan Living Space
- Sought After Location
- Sea Views Over Porth Beach
- Recently Renovated Throughout
- Off Street Parking
- Two Double Bedroom
- Early Viewing is Highly Recommended

### Location

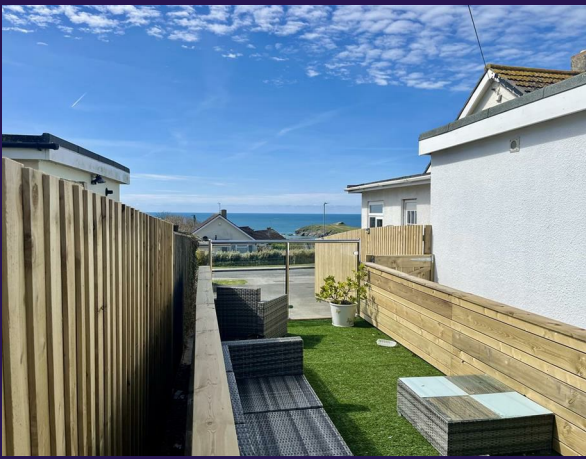
Lewarne Crescent is situated in the beautiful coastal village of Porth and overlooks the stunning Porth Beach which is approximately two miles from Newquay town centre. The beautiful beach of Porth is within 350m, with access to the wildlife-rich Porth Island. A number of Cornwall's most stunning beaches including Watergate Bay, Mawgan Porth and Lusty Glaze are within easy reach. The town of Newquay benefits from a range of fashionable bars and restaurants and some of Europe's finest coastline. The town also boasts an historic working fishing harbour. There is a bus and rail service to outlying areas and Newquay airport is approximately four miles distance from the beautiful Porth Beach Retreat

### Entrance Hall

**15'3" x 7'1" (4.66 x 2.18 )**

Obscure Double glazed door and window to the front elevation. Electric wall mounted radiator. Stairs rising to the first floor. Under stairs cupboard. Storage cupboard. Doors to subsequent accommodation.





## **Open Plan Living Space**

**24'10" x 9'4" (7.58 x 2.87)**

Double glazed patio doors providing access out to the front garden. Obscure double glazed window to the rear elevation. Electric wall mounted radiator. A high gloss kitchen with a range of base, wall and drawer units with contempored square edge work surfaces

## **Utility**

Base Units with square edge work surfaces.

## **BedroomTwo**

Double glazed window to the front elevation. Electric wall mounted radiator.

## **Family Bathroom**

Double glazed window to the side elevation. Panel bath with mixer tap. Wash hand basin and WC concealed within a vanity unit. walk in shower with electric over head shower and screen. heated towel rail. Extractor fan.

## **Bedroom one**

Two Velux windows providing sea view toward Porth Beach and the Newquay town scape. Walk-in wardrobe. Electric wall mounted radiator.

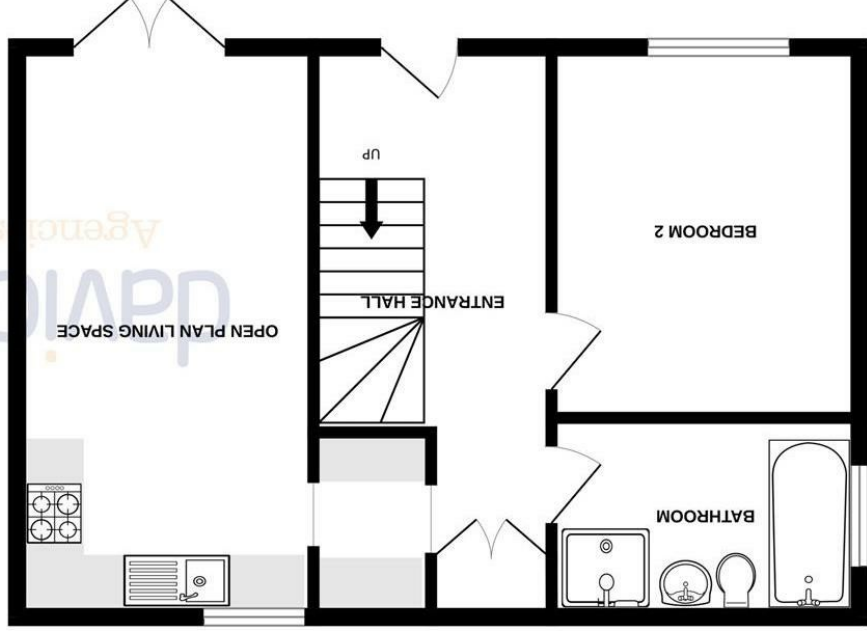
## **Externally**

To the front of the property is a shared driveway providing off street parking.

## **Agents Note**

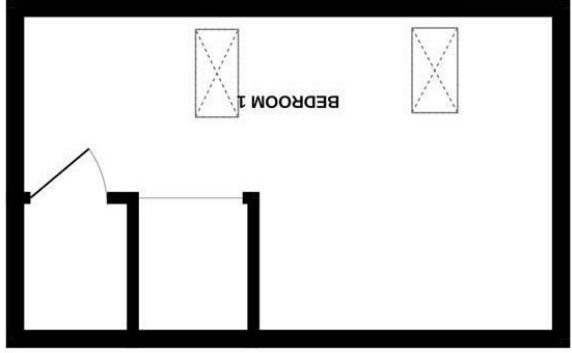
The property is currently being sold with a brand new 999 year lease, which will be transferred to a freehold title within twelve months of legal completion once the water supplies have been separated.





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR

Energy Efficiency Rating	
Current	Potential
70	72
<b>England &amp; Wales</b> EU Directive 2002/91/EC Very energy efficient - lower running costs A (62 plus)   B (81-91)   C (69-80)   D (55-68)   E (39-54)   F (21-38)   G (1-20) Not energy efficient - higher running costs	

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