



3, Penhallow Road, Newquay, TR7 3BZ

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Agencies

A well presented three double bedroom terraced house originally built circa 1890. With a separate lounge, dining room and kitchen downstairs the property offers potential to extend and/or bed open plan (subject to relevant planning permissions). To the first floor the bedrooms, a separate WC and family bathroom complete the accommodation. There are two driveway parking spaces to the rear.

Offers In Excess Of £325,000 Freehold

Key Features

- Mid-terrace family home
- Within 350m of Porth Beach
- Driveway parking for two cars
- Ultrafast broadband available
- Three double bedrooms
- Separate lounge, kitchen and dining room
- Rear enclosed garden
- Awaiting EPC





The Property

The entrance hallway is stylishly panelled with an inset hessian mat and stairs leading to the first-floor landing. The lounge features a multi-fuel coal and log fireplace with a tiled hearth, wooden surround, and mantelpiece. The room includes painted floorboards, a bay window, and original picture rails. The study/dining room includes a feature redundant fireplace with a sleeper mantelpiece. The modern fitted kitchen is equipped with a range of units, an inset stainless steel sink unit with mixer tap and drainer, a standing gas oven, and a fridge freezer. The kitchen also boasts solid timber square edge work surfaces and a redundant fireplace with slate hearth. The utility room features a work surface with space for an under counter washing machine and dryer, as well as houses the boiler. The first-floor landing is split-level, providing access to all bedrooms, the bathroom, and WC.

Bedroom one boasts a bay window that offers a sea view and provides amply natural light. Bedroom two and three are also doubles. The family bathroom includes a single panel bath with an electric shower as well as a pedestal washhand basin, it is modern and functional, the separate WC completes the upstairs accommodation.

Externally

To the front of the property there is a stone wall with timber privacy screen for the bay window, as well as a small lawn with a decked area. To the rear, an enclosed garden split into two sections by an established hedge one small decked area and the second with a lawn and additional decked area under a pergolla.

Location

Penhallow Road is located off of Henvor Road in Newquay, putting it in an ideal spot to access Porth Beach, that's only within 350m, as well as close to nearby schools and the Chester Road shopping complex. Newquay town centre is only 2.5km away and on a relatively flat route, allowing access to everything the town has to offer.

The beach of Porth is a cherished destination for both locals and tourists alike. Daily lifeguard patrols, operational from May 15th to September 26th, ensure a safe and enjoyable experience, making Porth an ideal haven for families, couples, and surf enthusiasts.

Adding to the allure of Porth is the iconic Mermaid Inn, a traditional-style pub and restaurant strategically positioned right on the beach. Additionally there is nearby access to remarkable coastal paths, including the one leading to the wildlife-rich Porth Island great for nature enthusiasts.

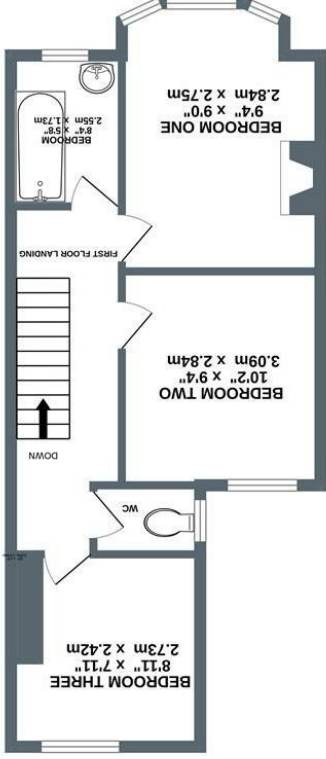
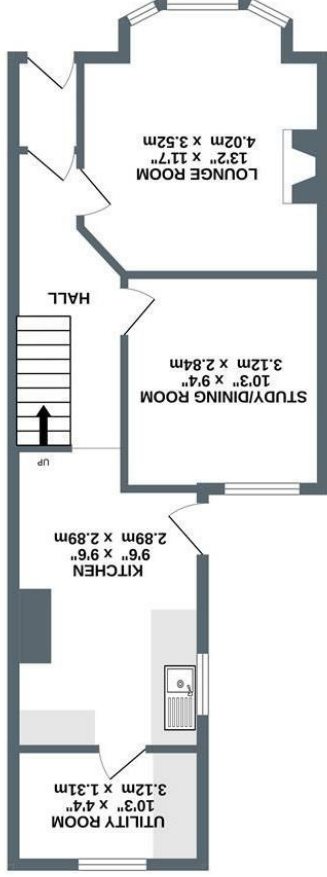


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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for guidance 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 operation or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
82	62
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	