

## 4 Cornish Chough, Porth Way, Porth, Newquay, Cornwall, TR7 3LW



**NO ONWARD CHAIN | CLOSE TO BEACH | Immaculate 2 bedroom semi-detached house situated just a few minutes' walk from Porth beach, with small enclosed patio garden and private parking.**

- Superb condition throughout
- Gas c/h and sealed unit wood framed double glazing
- Rare opportunity in sought-after area
- Private parking space
- Ideal first time buy, holiday bolthole or holiday let
- No onward chain
- Cosy lounge
- Close to Porth beach

**Price £269,950 Freehold**

This 2 bedroom property is located a short stroll from Porth beach and within a 15 minute walk of Newquay town centre and amenities. Currently trading as a successful holiday let, it equally offers the ideal opportunity for a first time buyer, a turnkey investment or a lock up and leave coastal retreat.

Presented in pristine condition throughout, the property briefly comprises of an entrance hall leading to the front aspect lounge and further onto the kitchen/diner with modern high gloss kitchen units and integrated appliances. The rear door opens onto the small enclosed paved patio area.

The staircase ascends from the lounge to a small first floor landing providing access to the main bedroom, with integral cupboard with hanging rails, the second bedroom to the rear and the bathroom, with full length bath and shower off mains.

**ENTRANCE PORCH**

4'0 x 3'6 (1.22m x 1.07m)

**LOUNGE**

12'9 x 10' (3.89m x 3.05m)

**KITCHEN**

12'6 x 8'3 (3.81m x 2.51m)

**FIRST FLOOR LANDING**

**BEDROOM 1**

9'10 x 8'10 (3.00m x 2.69m)

**BEDROOM 2**

8'8 x 6' (2.64m x 1.83m)

**BATHROOM**

6'1 x 5'5 (1.85m x 1.65m)

**TENURE**

Freehold

**SERVICES**

All mains

**BUSINESS RATES**

Rateable value - April 2023 - present - £2475 pa

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Broadband – up to 80Mbps

Mobile Coverage – likely

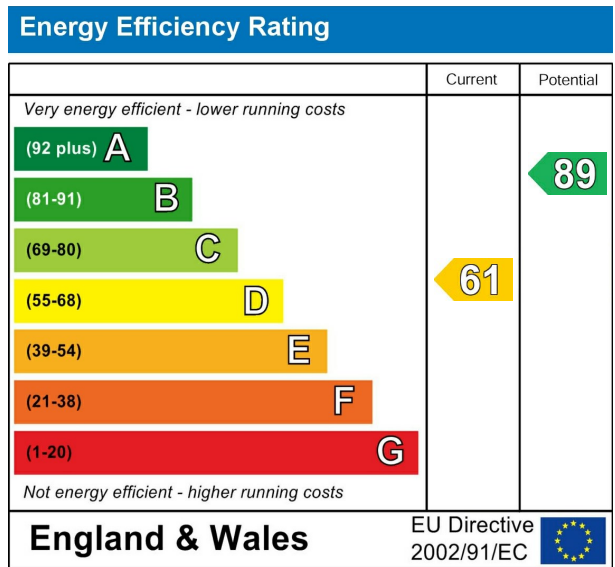
(SOURCE: OFCOM)

**VIEWINGS**

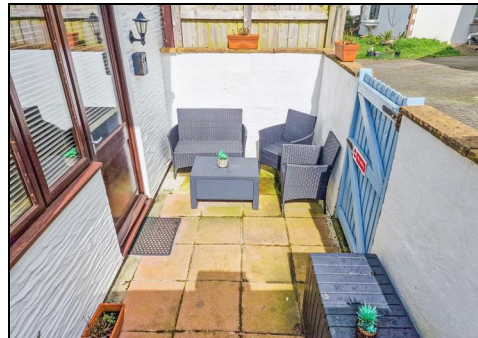
Viewings are available upon changeover, please contact us on 01637 875847 to enquire about availability.

**COMPLETION**

The property will be available at the end of the 2024 summer season, or sooner with current bookings.

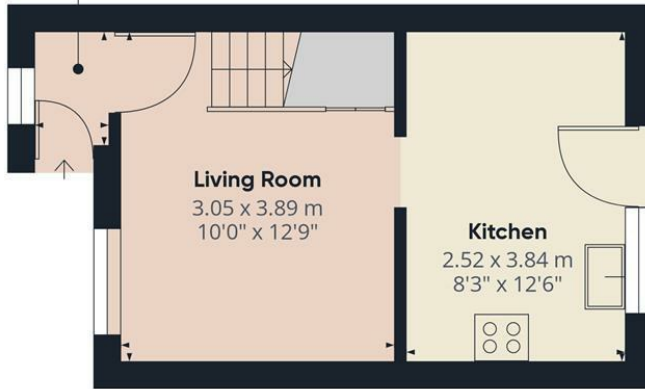








**Entry**  
0.92 x 1.37 m  
3'0" x 4'6"



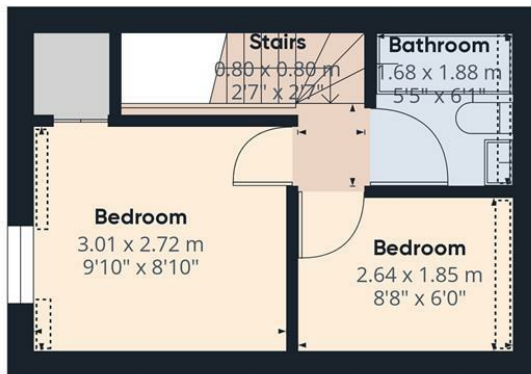
Ground Floor

Approximate total area<sup>(1)</sup>

41.48 m<sup>2</sup>  
446.5 ft<sup>2</sup>

Reduced headroom

0.98 m<sup>2</sup>  
10.52 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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