

## 28 Porth Bean Road, St Columb Minor, TR7 3JE



**CLOSE TO SCHOOLS | POPULAR FAMILY LOCATION | Unique 4 bedroom terraced Town House with lots of potential for multi-generational living on the outskirts of Newquay Town.**

- Potential to split into 2 units or keep as a large family home
- Opposite 2 highly regarded schools
- Within walking distance to the popular Porth Beach
- Gas central heating and uPVC double glazing throughout
- 2 minutes walk from Co-Op and well serviced bus route
- Enclosed South facing rear garden

**Price £379,950 Freehold**

Porth Bean Road is a popular residential street with families located between Newquay Town and St Columb Minor. Thanks to the development of the Nansledan Estate and it's proximity to the newly refurbished Co-Op, the property now has a range of amenities on it's doorstep, as well as being within a stones throw of both primary and secondary schools

The property has had a large rear extension added which has had many uses over the years including a separate 1-bedroom flat. Now very much part of the house it provides a proper master bedroom upstairs with a nice secondary lounge onto the garden on the ground floor with great potential for a modern kitchen/diner.

From Porth Bean Road, the property is entered from a small front drive which offers parking for a small vehicle. From the front door a small entrance vestibule provides access to the downstairs hallway which provides access to the original lounge and dining room. Through the dining room is the kitchen which leads through to the completely modernised downstairs shower room and secondary lounge.

To the fist floor are 3 double bedrooms and a single room which is often used for a staircase ascending into the loft which provides ample room for conversion into a 5th bedroom. There is also a separate WC and first floor bathroom which is fully tiled with a full length bath with shower over.

To the Rear is a fully enclosed South Facing garden enjoying the sun all day.

**TENURE**

Freehold

**SERVICES**

All mains

**COUNCIL TAX**

Band C

**AGENTS NOTE**

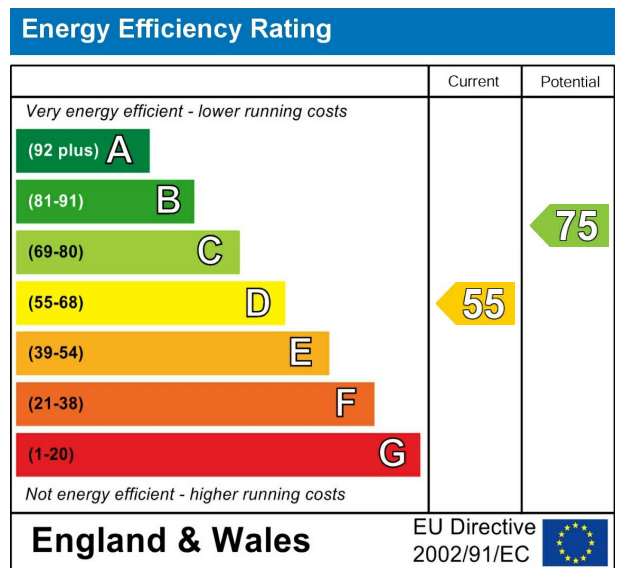
The neighbouring property (2 bedroom semi-detached house) 28A Porth Bean Road is also available on the market.

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest Available Download Speed: Up to 1000mbs

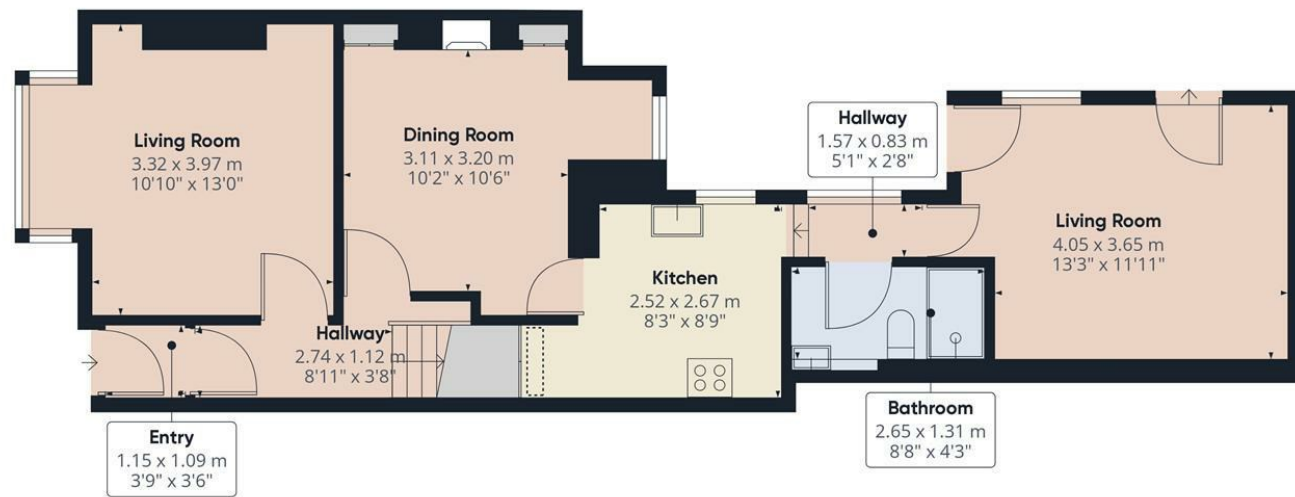
Mobile Coverage: Limited

(Source: OFCOM)

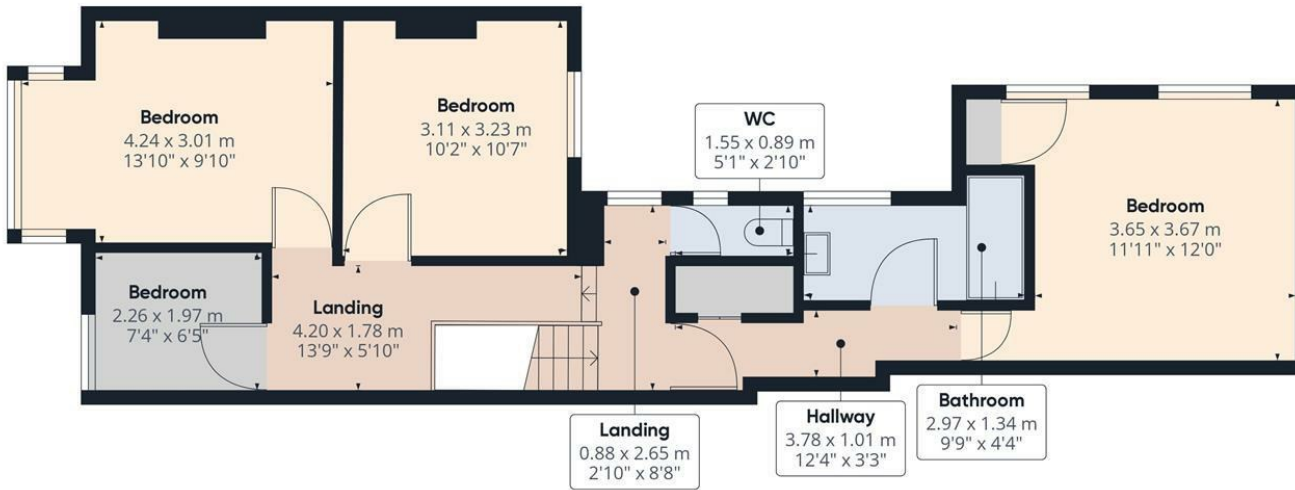








Floor 0



Floor 1

Approximate total area<sup>®</sup>

124.8 m<sup>2</sup>  
1343.29 ft<sup>2</sup>

Reduced headroom

0.21 m<sup>2</sup>  
2.27 ft<sup>2</sup>

(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

# Start & co

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