

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



### **STONE BUILT COTTAGE | 'BARE FOOT' WALK TO PORTH BEACH | Spacious 1 bedroom stone built bungalow with garden and parking just 250 yards from Porth Beach.**

- Modern kitchen with integral appliances
- Gas central heating and Wood sealed double glazing
- Rear garden and allocated parking space
- Spacious lounge with pull down bed
- Ideal investment property or First Time buy
- Popular residential location close to Porth Beach
- Allocated parking space to the rear
- Large loft with ample storage

**Price £250,000 Freehold**

Front garden and access path leading to the:

### ENTRANCE HALL

Electrical consumer unit. Access to both lounge and kitchen.

### LOUNGE

Spacious lounge with 2 front aspect windows. Multiple socket points. Telephone point. TV aerial point. Multiple wall lights and 3 point ceiling spot light. Storage cupboard. Pull-down double wall mounted bed unit.

### KITCHEN

Range of floor and wall mounted light grey high gloss kitchen units under a dark marble effect laminate worktop. Aqua panel splashback surround. Recently fitted gas combination boiler providing the hot water and central heating throughout. Integral Fridge, washing machine, electric oven, 4 point hob unit and a mixed stainless steel and glass extractor unit. Door and window unit to the rear garden.

### BEDROOM

Double bedroom with a range of integral wardrobes. Rear aspect window.

### BATHROOM

White bathroom suite comprising of a full-length side panel bath, pedestal basin, low level WC and shower cubical with glass shower screen and shower off mains. White ceramic tiled splashback surround. Rear aspect window.

### OUTSIDE FRONT

Direct access to Alexander Road. Small front garden laid to shrubs and slate chippings with access path leading to the front door.

### OUTSIDE REAR

Enclosed patio garden with ample room for a table, chairs and storage box/shed. Garden mainly laid to chippings with established hedge and large palm. Allocated parking space to the rear.

### SERVICES


All Mains

### TENURE

Freehold

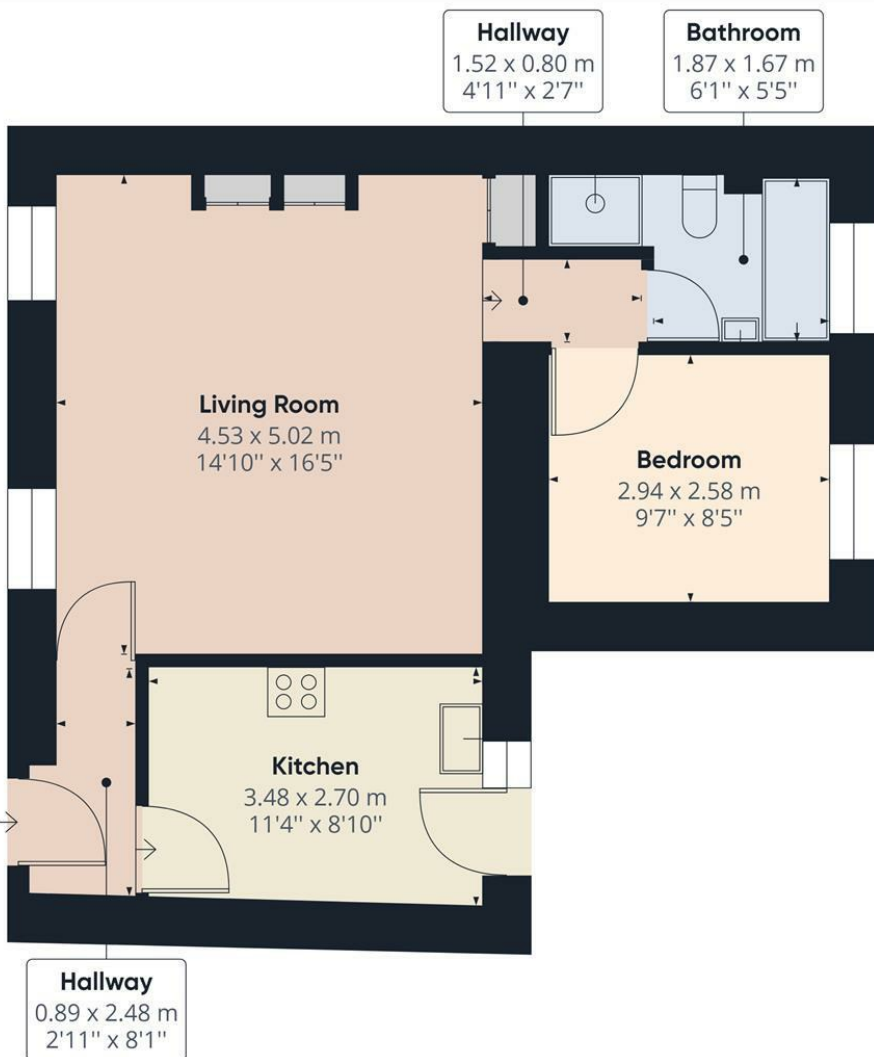
### COUNCIL TAX

Band A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







**Approximate total area<sup>(1)</sup>**  
48.13 m<sup>2</sup>  
518.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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