

## 38 Porth Bean Road, Newquay, Cornwall TR7 3JE



**CLOSE TO SCHOOLS | FANTASTIC CONDITION THROUGHOUT |  
Super example of a traditional 3 bedroom semi-detached town  
house with an extended kitchen diner, 2 working wood burners  
and further development potential.**

- Fantastic condition throughout
- 2 minutes walk from Co-Op and well serviced bus route
- Small south facing, low maintenance rear courtyard garden
- Lounge & Dining room with wood burners
- Opposite 2 highly regarded schools
- Small front garden with potential for off street parking
- Within walking distance to the popular Porth Beach
- Gas central heating and uPVC double glazing throughout

**Price £310,000 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 house has been well looked after over the years with modern uPVC double glazing, gas central heating and a new roof fitted by the current owners with 2 Velux fitted.

The ground floor provides a nice entrance hall with period tiling providing access to the lounge, dining room and stairwell ascending to the first floor. The lounge has a nice front aspect bay window and traditional picture rail keeping some characters with a free-standing wood burner sat on a slate hearth. A second doorway from the entrance hall provides access to the original dining room currently used as a secondary lounge. This has a large rear aspect window and access to the under stairs storage cupboard and a free standing wood burner as well as providing access to the kitchen/diner.

Towards the rear of the house, the kitchen has a range of floor mounted gloss kitchen units and ample room for all the expected white goods which continues through to the extended dining room. Located towards the rear of the property this has a large window and door unit to the rear courtyard garden.

To the first floor are 2 double bedrooms and a further single bedroom with a modern shower room towards the back of the house. The large hallway makes it possible to convert the attic with ascending staircase without sacrificing one of the bedrooms.

The outside rear of the property is mainly laid to slabs with established sleeper borders and a couple of storage sheds. To the front is a small garden which the neighbouring properties have converted to a car parking space.


**COUNCIL TAX**  
Band B

**TENURE**  
Freehold

**SERVICES**  
All Mains

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest Available Download Speed: Up to 1000mbps  
Mobile Coverage: Limited  
(Source: OFCOM)

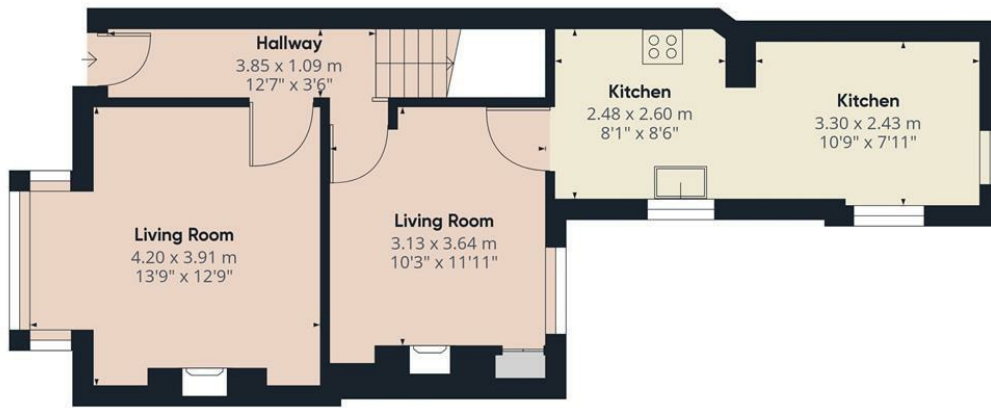
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



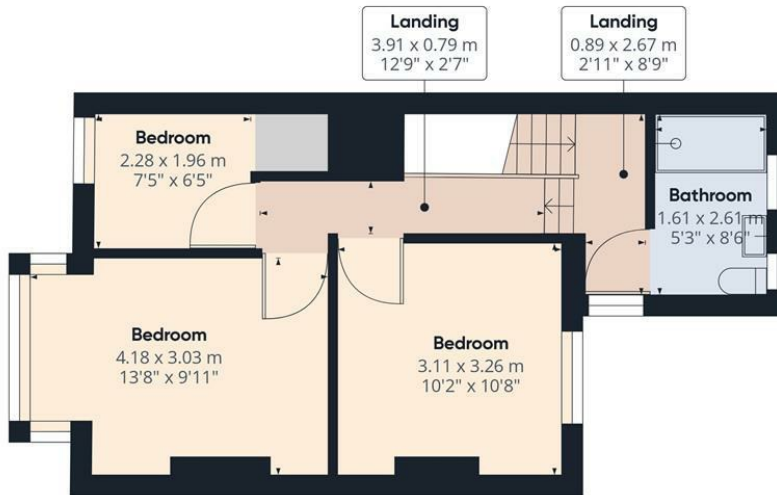








Floor 0



Floor 1



Approximate total area<sup>®</sup>  
86.56 m<sup>2</sup>  
931.67 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.

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