

## 30 Greenbank Crescent, Porth, Newquay, Cornwall, TR7 3JY



### SEMI DETACHED 4 BEDROOM HOUSE IN PORTH WITH A GARAGE AND GARDENS REQUIRING REFURBISHMENT HAVING LOVELY SEA VIEWS OVER PORTH BEACH AND PORTH ISLAND

- 4 Bedrooms, 1 ground floor
- Lounge/diner with views
- 3 first floor bedrooms with views
- Kitchen with views
- Gas central heating and Double Glazing
- Detached single garage and parking
- Sunny private front garden
- Enclosed rear garden with sea views
- Quiet cul-de-sac location
- 500 Yards from Porth Beach

**Reduced To £425,000 Freehold**

This lovely semi-detached property in Porth sits in a quiet cul-de-sac away from the road with front, side and rear gardens. The property is larger than it appears from the front having 4 bedrooms (3 upstairs, 1 downstairs) and a full depth lounge/diner. There is one double bedroom on the ground floor, where the bathroom is also situated. The kitchen and the lounge both sit at the rear of the house with views and offering great potential for opening up, raised garden decking or an extension to take full advantage of the lovely sea views over Porth Beach, just a short stroll away. The property has gas central heating off a Worcester boiler and double glazing but requires modernisation and refurbishment throughout.

Available immediately with no onward chain, 30 Greenbank represents an amazing opportunity to buy a lovely family home in the making with plenty of scope and opportunity for improvement close to the beach and schools.

**HALLWAY**

11'3 x 3'8 (3.43m x 1.12m)

**LOUNGE/DINER**

22'11 x 10'3 (6.99m x 3.12m)

**KITCHEN**

11'2 x 9'4 (3.40m x 2.84m)

**GROUND FLOOR BEDROOM**

11'4 x 11'2 (3.45m x 3.40m)

**BATHROOM**

8'3 x 5' (2.51m x 1.52m)

**FIRST FLOOR LANDING**

**BEDROOM**

11'3 x 10'2 (3.43m x 3.10m)

**BEDROOM**

11'2 x 11' (3.40m x 3.35m)

**BEDROOM**

8' x 6'7 (2.44m x 2.01m)

**GARAGE**

20' 5 x 9'4 (6.10m 1.52m x 2.84m)

**TENURE**

Freehold

**SERVICES**

All mains

**COUNCIL TAX**


Band D

**BROADBAND & MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 1000Mbs

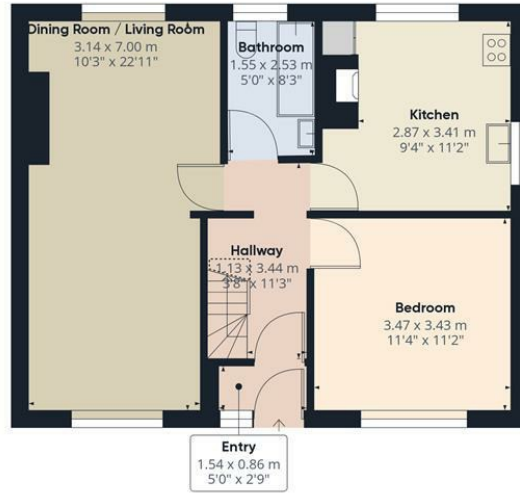
Mobile coverage: Limited/none

(Source: OFCOM)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	







Floor 0 Building 1



Floor 2 Building 1

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

91.19 m<sup>2</sup>  
981.52 ft<sup>2</sup>

**Reduced headroom**

1.03 m<sup>2</sup>  
11.1 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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