

## 13 Well Way, Newquay, Cornwall TR7 3LR



### **DETACHED DOUBLE FRONTED 2 BEDROOM BUNGALOW IN PORTH WITH SEA VIEWS, A DELIGHTFUL LEVEL ENCLOSED REAR GARDEN AND A WIDE BRICK DRIVEWAY LEADING TO A DOUBLE GARAGE**

- Bay fronted attractive property
- Sea views from front rooms
- Potential for extension and first floor expansion
- Good plot with ample parking and DOUBLE GARAGE
- Wood double glazing and central heating
- VACANT POSSESSION WITH NO ONWARD CHAIN
- Level enclosed garden
- Large kitchen and dining areas with potential
- Popular and sought after Porth location

**Reduced To £425,000 Freehold**

**HALLWAY**

5'6 x 1'5 (1.68m x 0.43m)

**LOUNGE**

13'4 x 15'10 (4.06m x 4.83m)

**KITCHEN/DINER**

15'6 x 8' (4.72m x 2.44m)

**DINING ROOM**

8'7 x 14' (2.62m x 4.27m)

**OFFICE AREA**

8'11 x 6'1 (2.72m x 1.85m)

**BEDROOM**

12'10 x 9'3 (3.91m x 2.82m)

**BEDROOM**

11'9 x 14'9 (3.58m x 4.50m)

**BATHROOM**

8'5 x 6'8 (2.57m x 2.03m)

**DOUBLE GARAGE**

17'5 x 19'9 (5.31m x 6.02m)

**TENURE**

Freehold

**SERVICES**

All mains

**COUNCIL TAX**

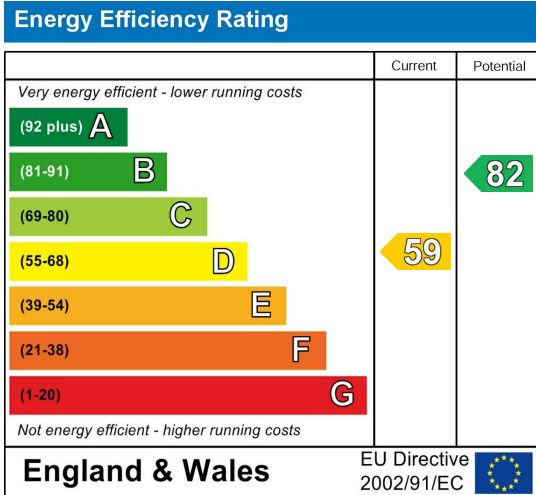
Band C

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

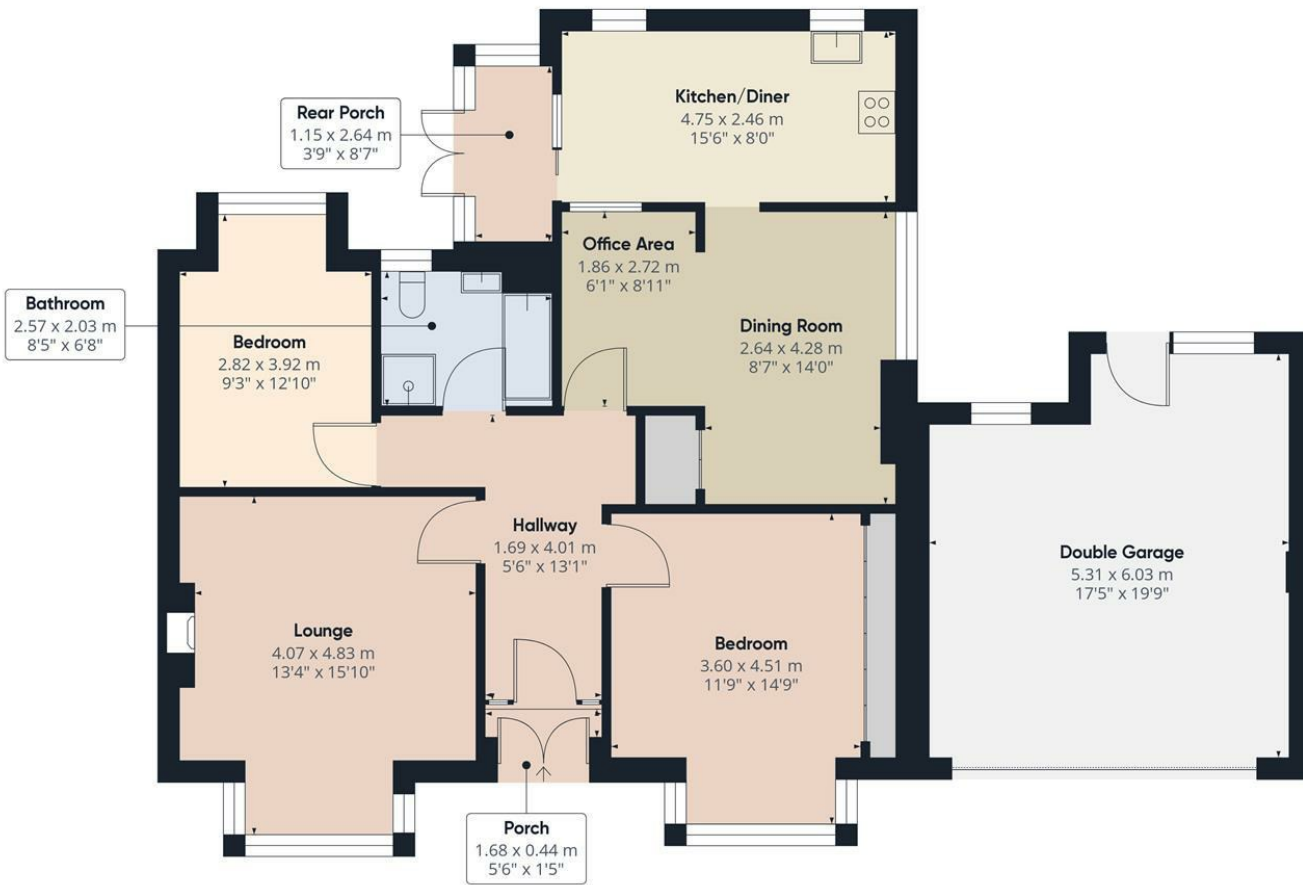
Fastest available download speed: up to 80Mbps

Mobile coverage: limited/none

(Source: OFCOM)







Approximate total area<sup>(1)</sup>  
107.26 m<sup>2</sup>  
1154.54 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Start & co

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