

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

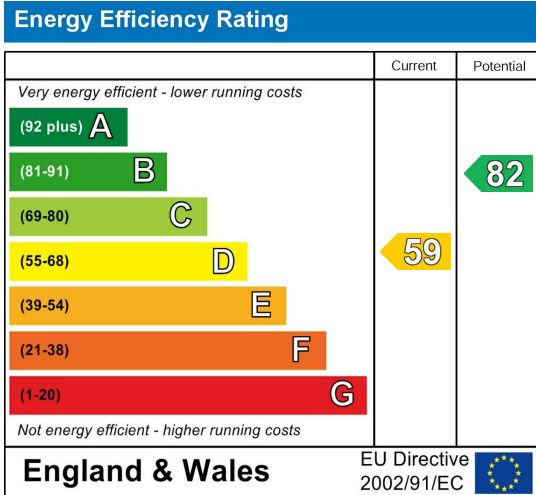
Band C

BROADBAND AND MOBILE COVERAGE AVAILABILITY

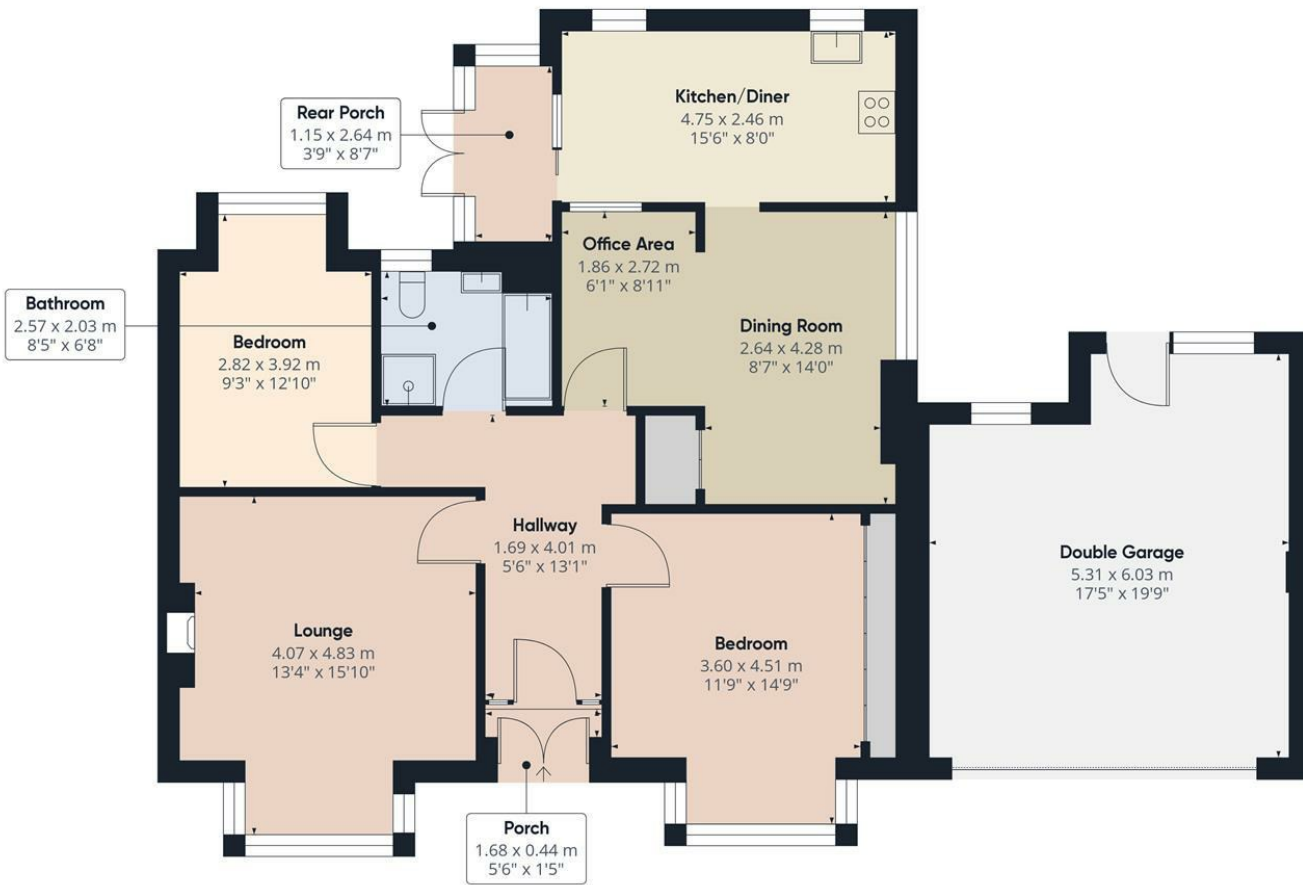
Fastest available download speed: up to 80Mbps

Mobile coverage: limited/none

(Source: OFCOM)







Approximate total area⁽¹⁾
107.26 m²
1154.54 ft²

(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

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk