

46 Penhallow Road, Newquay, TR7 3DA



SEMI-DETACHED 3 BEDROOM, 2 BATHROOM HOUSE IN PORTH WITH SEA VIEWS, A LARGE OPEN PLAN CONSERVATORY EXTENSION, SUNSET DINING DECK AND AN ENCLOSED GARDEN

- 3 bedrooms (2 ground floor, 1 first floor)
- Large sunset dining/seating deck with views
- Driveway parking
- Double Glazing
- Downstairs shower room and first floor bathroom
- Open plan kitchen/diner conservatory
- Sought after area close the Porth Beach
- Sea and Porth Island views
- Cosy lounge with woodburner
- Gas Central Heating

Price £450,000 Freehold

LOUNGE

13'4 x 12'5 (4.06m x 3.78m)

KITCHEN AREA

12'8 x 7'10 (3.86m x 2.39m)

CONSERVATORY/DINING

12'5 x 12'3 (3.78m x 3.73m)

BEDROOM 1

10'7 x 10'9 (3.23m x 3.28m)

BEDROOM 3

9'4 x 8'5 (2.84m x 2.57m)

SHOWER ROOM

7'7 x 5'1 (2.31m x 1.55m)

FIRST FLOOR LANDING**BEDROOM 2**

14'4 x 9'11 (4.37m x 3.02m)

BATHROOM

10'10 x 8'6 (3.30m x 2.59m)

TENURE

Freehold

SERVICES

All mains

COUNCIL TAX


Band C

BROADBAND AND MOBILE COVERAGE AVAILABILITY

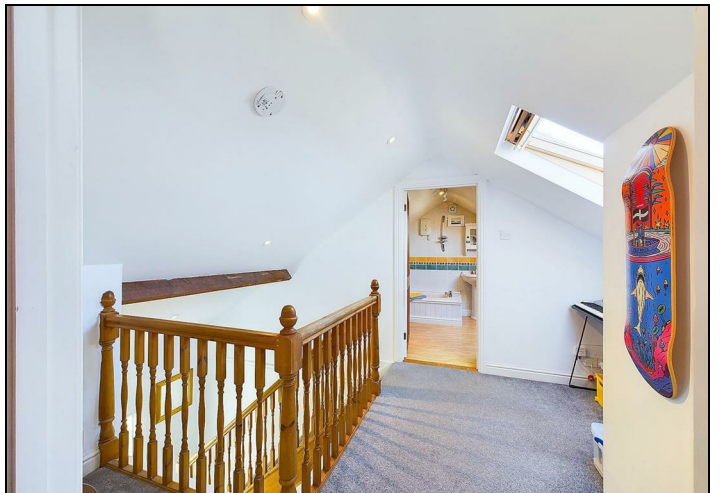
Fastest available download speed: up to 1000 Mbs

Mobile coverage: Limited

(Source: OFCOM)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Floor 0



Floor 1



Approximate total area⁽¹⁾

104.83 m²
1128.39 ft²

Balconies and terraces

55.11 m²
593.2 ft²

Reduced headroom

9.12 m²
1056.26 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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