

2 Well Way, Porth, Newquay, Cornwall, TR7 3LR



DETACHED 3 BEDROOM INDIVIDUAL HOUSE IN PORTH WITH WRAPAROUND GARDENS, SEA VIEWS, A SINGLE GARAGE AND GATED DRIVEWAY PARKING A SHORT WALK FROM THE BEACH

- Detached house in Porth
- Short walk to the Beach
- Private gardens on three sides
- Gated driveway parking
- Downstairs wc
- Three Double Bedrooms
- Gas central heating and double glazing
- Single garage
- SEA AND BEACH VIEWS FROM UPSTAIRS
- Slate porch and feature entrance hall

Reduced To £475,000 Freehold

This interesting and individual property sits at the top of Well Way intersecting Porth Way and Well Way in this popular and convenient location. A short stroll down Well Way leads to Porth Beach and the sea.

The property comprises an inviting slate bed porch leading into a lovely entrance hall with stairs to the first floor and a generous ground floor wc. The kitchen looks to the front and has a side door into the gardens. The lounge and dining room run along the back of the property with a triple aspect overlooking the garden with multiple doors and an open fire. Upstairs, there are 3 double bedrooms, a bathroom and separate wc. A single garage off the gated driveway provides ample private parking, although there is additional road parking to the front it required. The gardens wrap around three sides of the house and are surrounded by high planting for privacy.

PORCH
6'11 x 4'0 (2.11m x 1.22m)

LOUNGE
16'3 x 12'8 (4.95m x 3.86m)

DINING ROOM
12'7 x 8'11 (3.84m x 2.72m)

KITCHEN
10'3 x 9'1 (3.12m x 2.77m)

WC
6'4 x 4'10 (1.93m x 1.47m)

REAR PORCH
4'10 x 4'2 (1.47m x 1.27m)

FIRST FLOOR LANDING

BEDROOM
14'1 x 12'8 (4.29m x 3.86m)

BEDROOM
12'1 x 9'7 (3.68m x 2.92m)

BEDROOM
11'4 x 9'10 (3.45m x 3.00m)

BATHROOM
7'2 x 6'1 (2.18m x 1.85m)

WC
5'2 x 2'8 (1.57m x 0.81m)

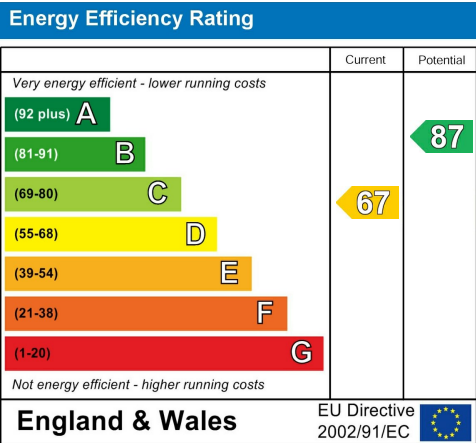
GARAGE
10'3 x 9'1 (3.12m x 2.77m)

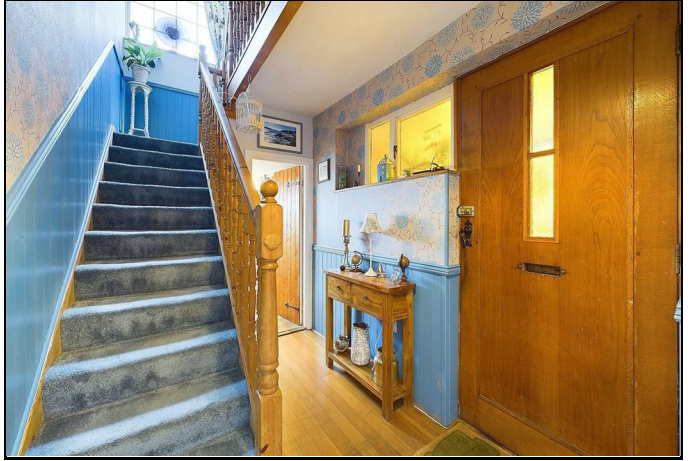
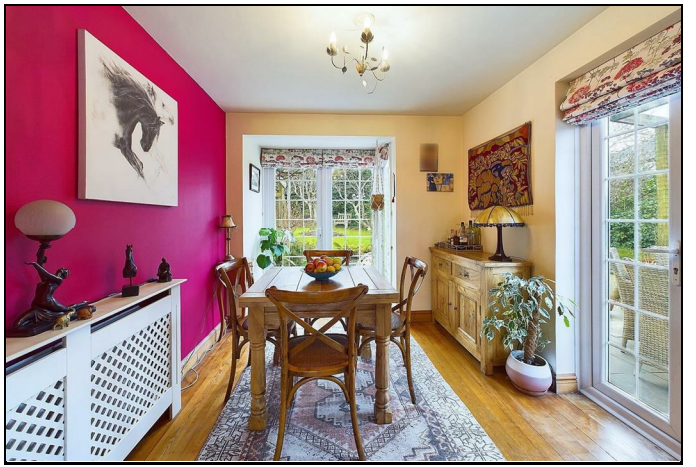
TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
Band D

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: Up to 80Mbps
Mobile coverage: Limited/none
(Source: OFCOM)







Floor 0



Floor 1