

## 5 Porth Parade, Porth, Newquay, TR7 3JZ



### **DETACHED 3 BEDROOM BUNGALOW FOR REFURBISHMENT IN PORTH WITH SEA VIEWS AND A LARGE SOUTH FACING GARDEN WITH REAR VEHICULAR ACCESS AND A SECOND GARAGE OFFERING DEVELOPMENT POTENTIAL SUBJECT TO PLANNING**

- Coastal bungalow with Sea views
- 2 single garages and driveway parking
- 30m plus South facing rear garden
- Development potential, subject to PP
- Requiring full refurbishment throughout
- Popular quiet cul-de-sac in Porth
- REAR VEHICULAR AND PEDESTRIAN ACCESS
- Huge potential
- Short walk to the beach
- Second garage at bottom of garden with rear access

**Price £450,000 Freehold**

**TENURE**

Freehold

**SERVICES**

Mains electricity, water and drainage.

**COUNCIL TAX**

Band D

**BROADBAND AND MOBILE COVERAGE**

**AVAILABILITY**


Fastest available download speed: up to 1000Mbps

Mobile coverage: Limited/none

(Source: OFCOM)

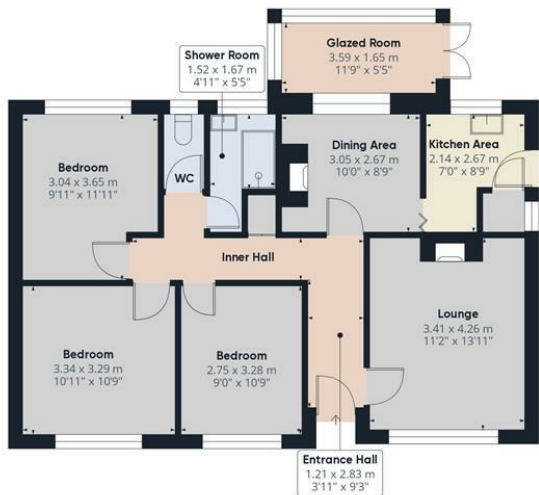
**ENERGY PERFORMANCE CERTIFICATE**

Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>66</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>21</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



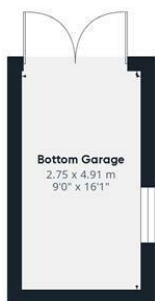




Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



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

107.26 m<sup>2</sup>  
1154.55 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