

28A Porth Bean Road, Newquay, TR7 3JE



NO ONWARD CHAIN | CLOSE TO SCHOOLS | Great semi-detached 2 bedroom starter home or investment purchase in a popular position on the outskirts of Newquay Town with a South facing garden, balcony and parking space.

- Vacant possession and no onward chain
- Great first time buy or investment property
- Stones throw from both primary and secondary school
- 15 minute walk to Porth Beach
- Close to local amenities and bus route
- South facing balcony and garden

Reduced To £199,950 Freehold

Porth Bean Road is a popular residential street with families located between Newquay Town and St Columb Minor. Thanks to the development of the Nansledan Estate and it's proximity to the newly refurbished Co-Op, the property now has a range of amenities on it's doorstep, as well as being within a stones throw of both primary and secondary schools

The property was completed in 2013 and has been a successful long term rental for the previous owner.

From Porth Bean Road, the property is accessed by a brick paved front driveway providing access to the front door. The front door provides access into the lounge and further through to the spacious kitchen/diner. The kitchen has a range of floor and wall mounted units with ample recesses for all expected modern white goods.

To the first floor are 2 double bedrooms and central bathroom with a full length bath. The master bedroom to the rear enjoys a South facing balcony.

From the kitchen a door unit provides access to the rear which has a lawned South facing garden with a wooden fence providing the boundary line to the neighbouring property.

SERVICES

All Mains

TENURE

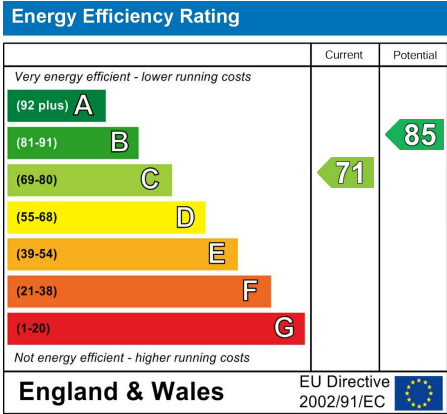
Freehold

COUNCIL TAX

Band A

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest Available Download Speed: Up to 1000mb/s
Mobile Coverage: Limited
(Source: OFCOM)







Approximate total area⁽¹⁾
58.3 m²
627.53 ft²

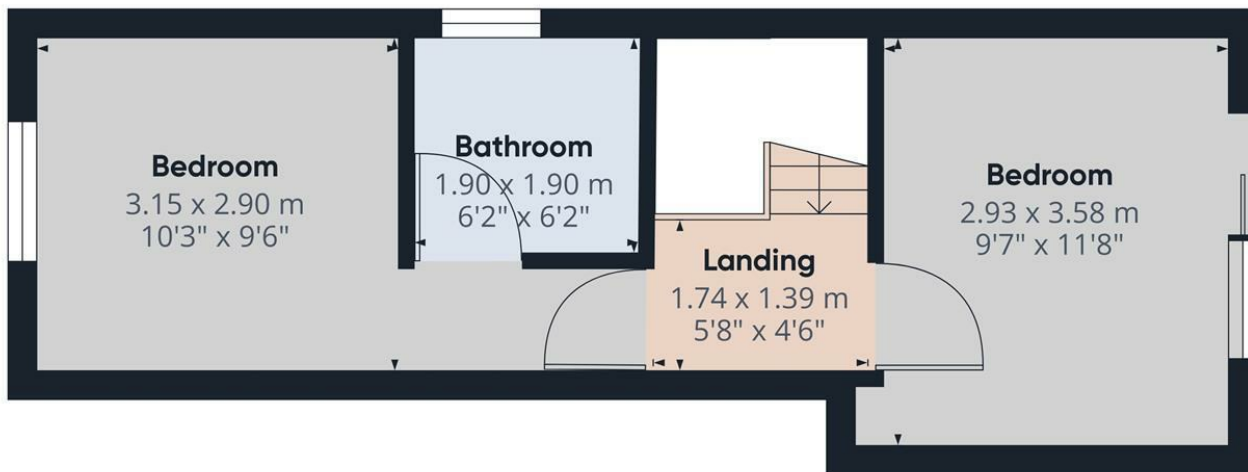
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 0



Floor 1

Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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