

## 10 Alexandra Road, Porth, Newquay, TR7 3ND



### **DETACHED SPACIOUS 2 BEDROOM LEVEL BUNGALOW DIRECTLY OVERLOOKING PORTH BEACH AND PORTH ISLAND WITH STUNNING COVE VIEWS APPROACHED VIA A GATED DRIVE WITH PARKING AND A GARAGE**

- Spacious well-proportioned bungalow – 1262 sqft
- 2 Double bedrooms (1 en-suite)
- Gas central heating and double glazing
- INCREASINGLY RARE COASTAL OPPORTUNITY
- Rare coveted location on this side of the road
- Large lounge and kitchen/diner plus utility room
- Low maintenance surrounding gardens
- Directly overlooking Porth Beach and the sea
- Gated sweeping drive to parking and garage
- Available immediately with no onward chain

## **Reduced To £625,000 Freehold**

Completed in the Year 2000, this modern 1262 sqft bungalow sits in a rare plot originally sold off by the Porth Veor Estate that sits above Porth Beach with outstanding views of the sandy beach, the incoming tide and Porth Island. Approached left off Alexandra Road via a sweeping gated brick paved driveway, this is one of only a handful of houses in this prime position commanding excellent views and having privacy from the road with the principle rooms facing the ocean. The property has a central hall, a large bay fronted lounge, a fronting kitchen/diner with access to the front slate bed sea view patio, a utility room, two large double bedrooms (master en-suite) and a family Bathroom. The driveway provides parking and leads to an attached single garage. The property and plot were designed on a level and are surrounded by low maintenance gardens to take best advantage of the views in this peaceful coastal environment facing the setting sun.

10 Alexandra Road lies just a short walk in either direction to Porth Beach and the sea, some 5 minutes away on foot. Newquay town is a mile or so away down the coastal path

**TENURE**

Freehold (registered)

**SERVICES**

All mains

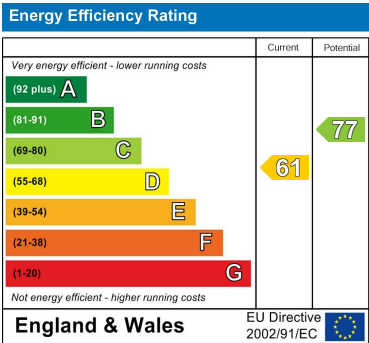
**COUNCIL TAX**  
Band E

**RESTRICTIVE COVENANT**

There is a restrictive covenant affecting the land dating back to 1964 that states that “the trust and their successors in title owners for the time being of the piece of land [coloured green on the said plan] on the said plan will not at any time hereafter erect or per to be erected on the said piece of land [coloured green on the said plan] any building or buildings which shall be of a greater height than ten feet from existing ground level and no more than one storey”.

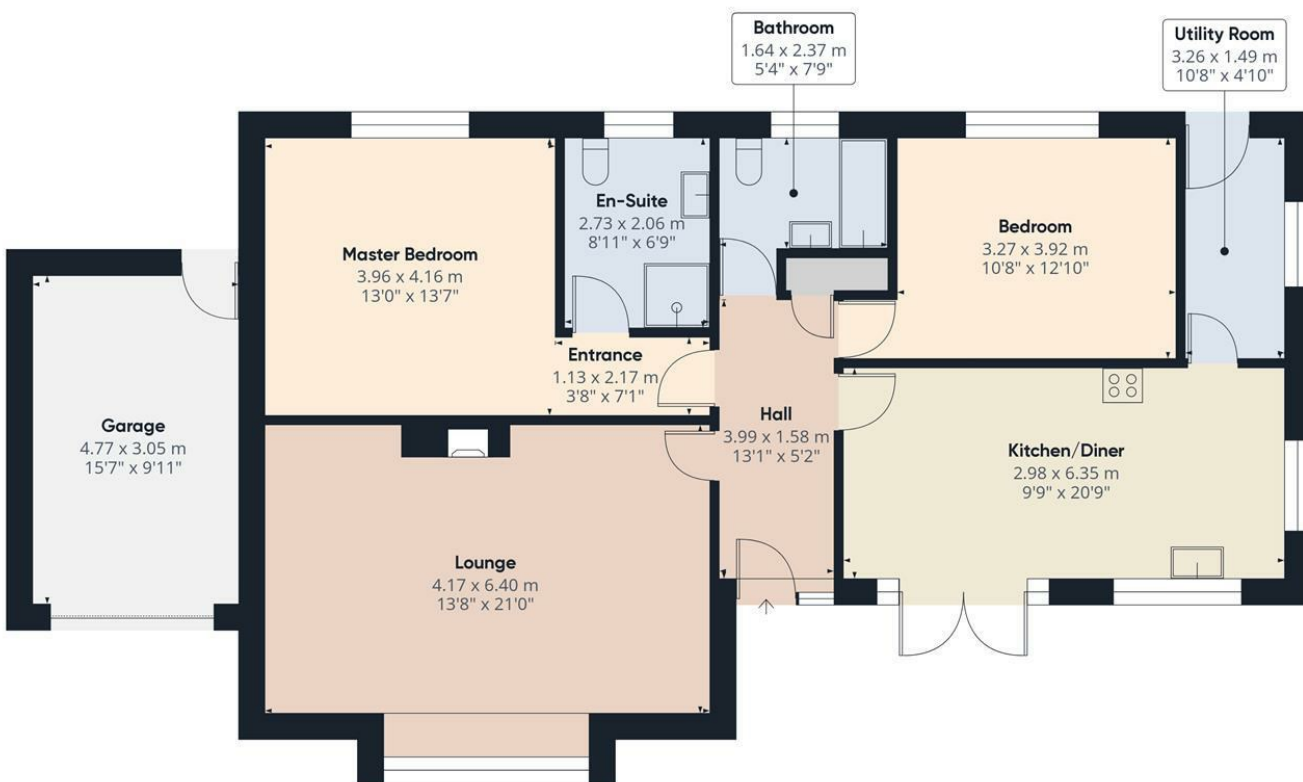
**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 44Mbps  
Mobile coverage: Limited/none  
(Source: OFCOM)









**Approximate total area<sup>(1)</sup>**  
117.27 m<sup>2</sup>  
1262.28 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

# Start & co

THE NEWQUAY ESTATE AGENT  
www.starts.co.uk

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