

19 Coronation Way, Newquay, TR7 3JL



LOTS OF POTENTIAL | 5 MINUTES WALK TO PORTH BEACH | 2 double bedroom family home in a very popular area close to Porth Beach with the potential for a large driveway, large rear extension and building over the garage.

- large 2 bedroom house
- Potential for large extension over garage offering sea views
- Large sunny rear garden
- Large garage and lots of potential for further driveway parking
- Popular location near schools and Porth Beach
- 5 minutes walk from Co-Op and well serviced bus route

Price £310,000 Freehold

Coronation Way 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 very popular Porth Beach is just a 5 minute walk also offering a pub and range of eateries.

No19 Coronation Way is full of potential with the current owners starting the renovation on the existing house. The current layout provides a newly decorated lounge, hallway and kitchen downstairs with a staircase ascending to 2 large double bedrooms and family bathroom on the first floor. The lounge has been re-skimmed throughout with a newly laid floor, hearth and fire surround. The kitchen has been refitted with a range of floor and wall mounted gloss units under a woodblock worktop. The first floor has been redesigned from 3 bedrooms to 2 larger bedrooms both with the walls and ceilings skimmed and decorated with the bathroom fitted with a new suite including a quadrant shower cubicle and full length side panel bath.

Outside the property has a large front garden which has been graded ready to make additional parking. This leads to the large 19ft x 12ft garage. To the rear of the property is a generous fully enclosed South East facing garden with loads of potential for a rear kitchen extension. Other houses in the street have extended over the garage to create 2 further bedrooms or a large master en-suite which would also provide some sea views.

TENURE

Freehold

SERVICES

All mains

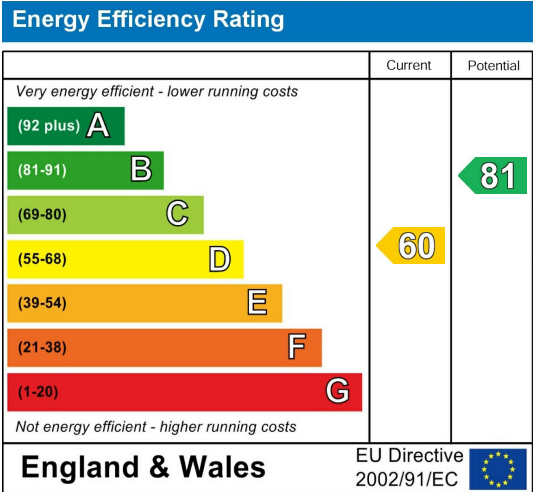
COUNCIL TAX

Band B

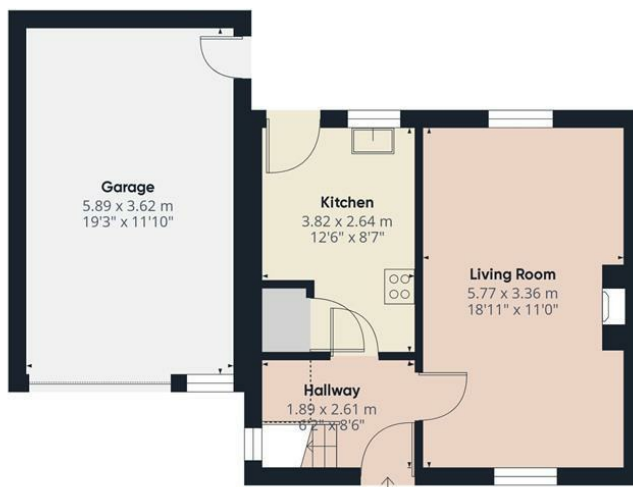
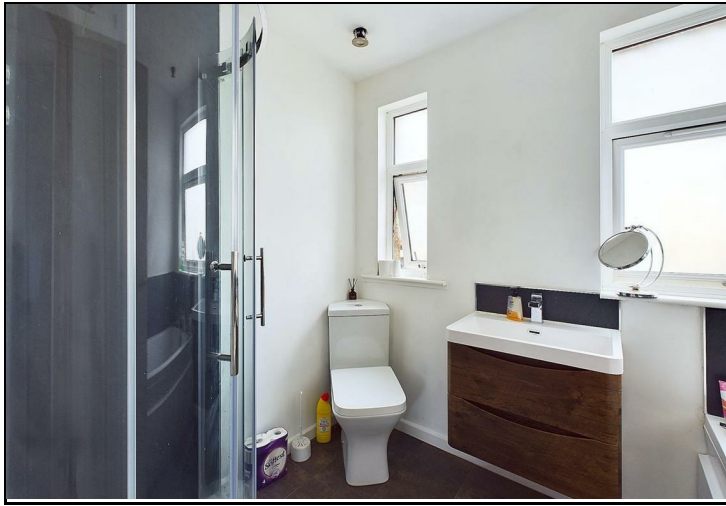
MOBILE & BROADBAND COVERAGE

Broadband - Standard 8 Mbps

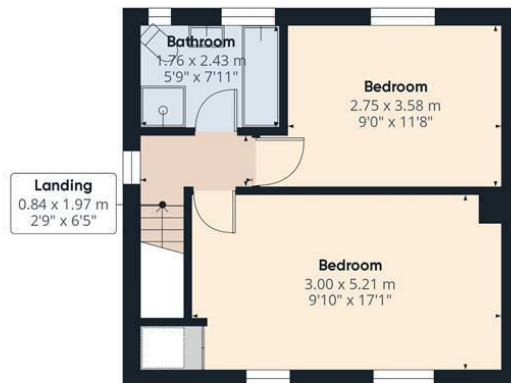
Mobile Signal - Likely







Floor 0



Floor 1



Approximate total area⁽¹⁾

87.48 m²
941.61 ft²

Reduced headroom

0.87 m²
9.37 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 are based on RICS IPMS 3C standard.

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