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## 6 Porth Parade, Newquay TR7 3JZ

**£525,000**

A SUPERB, MUCH IMPROVED THREE BEDROOM DETACHED BUNGALOW IN ONE OF NEWQUAY'S MOST SOUGHT-AFTER COASTAL RESIDENTIAL LOCATIONS, JUST MOMENTS FROM PORTH BEACH. THERE'S SPACIOUS AND VERSATILE ACCOMMODATION WITH EXCITING FURTHER POTENTIAL, SEA VIEWS, A MATURE WEST-FACING ENCLOSED GARDEN, GARAGE AND OFF-ROAD PARKING.

**PROPERTY TYPE:** Bungalow - Detached

**RECEPTIONS: 2 / BEDROOMS: 3 / BATHROOMS: 2**

### FEATURES:

- THREE BEDROOM DETACHED BUNGALOW WITH INCREDIBLE SEA VIEWS
- JUST MOMENTS FROM PORTH BEACH
- VERSATILE SPLIT LEVEL ACCOMMODATION
- SEA AND BEACH VIEWS FROM THE LOUNGE AND KITCHEN
- GENEROUS, ENCLOSED, PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- NEW KITCHEN AND BOILER IN THE LAST YEAR
- MANY RECENT UPGRADES AND MODERN TOUCHES
- NEW GUTTERING, NEW CONSUMER UNIT AND TWO NEW FLAT ROOFS
- FLOOR PLAN TO FOLLOW

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## DESCRIPTION:

Welcome to Number Six, Porth Parade, located in the highly sought-after area of Porth, Newquay. Perfectly positioned for families, the property is just a five-minute walk from Porth Beach and offers direct access to stunning coastal walks towards Watergate Bay and on to Padstow. Newquay town centre is easily reached on foot or by car, with a great choice of cafés, restaurants, shops and bars. Excellent local schools include St Columb Minor Academy within walking distance, while Treviglas and Tretherras secondary schools are both within a mile. Everyday amenities are also close by, with a Co-op just a ten-minute walk away and larger Morrisons and Lidl supermarkets around a ten-minute drive from the property.

The current owners have undertaken a wealth of recent upgrades and improvements, creating a stylish and well-presented home that is ready to move straight into. Enhancements include a contemporary new kitchen, a replacement boiler, updated carpets, fresh external décor, a new consumer unit, upgraded guttering, and the installation of two new flat roofs. Every detail has been thoughtfully considered to provide a comfortable, modern, and low-maintenance property.

A welcoming entrance hallway provides access to all of the principal rooms. To the left, the beautifully appointed dual aspect kitchen enjoys a lovely sea view and features a good range of solid wood units, integrated fridge, freezer and dishwasher, with space for an oven and washing machine. A bay window to the front allows plenty of natural light and there's ample space for a family dining table.

Further along the hallway, the spacious main lounge offers incredible sea views and a comfortable, peaceful space for families to relax and leads via a few steps down to a versatile second reception room. This generous dual-aspect space benefits from doors opening onto the rear garden and is ideal as a playroom, home office, second sitting room or hobby room.

All three bedrooms are well-proportioned and presented to a good standard, with the main bedroom benefiting from extensive built-in storage, including a cupboard housing the recently replaced boiler. The accommodation is served by a family bathroom comprising a bath, WC and wash hand basin, together with a separate shower room, sink and wc for added convenience.

The property also benefits from gas central heating and uPVC double glazing throughout.

Outside, the front of the property offers driveway parking for up to three vehicles, complemented by a neatly presented, low-maintenance garden that creates an attractive first impression. A true highlight of the property is the impressive rear garden, a generous, mature, enclosed space enjoying an exceptional degree of privacy. Beautifully established with a variety of shrubs, trees, and planting, it provides a wonderful setting for relaxing, entertaining, or family life throughout the seasons. Additional practical features include useful under-house storage, gated side access to the front of the property, and direct access to the garage, which benefits from both light and power.

In summary, this is a rare opportunity to acquire a spacious and well-maintained home in an exceptional coastal location. Having undergone numerous recent improvements while still offering scope for a new owner to add their own personal touch, it represents an outstanding opportunity for families and buyers seeking a home just a few moments from the beach.

### Living Room

3.64m x 4.83m (11'11" x 15'10")

### Kitchen

3.55m x 3.63m (11'7" x 11'10")

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#### Lower Living Room

4.04m x 5.62m (13'3" x 18'5")

#### Bedroom 1

4.88m x 2.90m max measurement (16'0" x 9'6" max measurement)

#### Bedroom 2

3.45m x 2.49m (11'4" x 8'2")

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#### Bedroom 3

3.51m x 2.28m (11'6" x 7'5")

#### Bathroom

2.56m x 1.56m (8'4" x 5'1")

#### Shower Room

1.71m x 1.66m (5'7" x 5'5")

#### Hallway

3.65m x 2.15m (11'11" x 7'0")

#### Garage

2.66m x 4.72m (8'8" x 15'5")

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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## FLOORPLAN:



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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