



Porth Bean Road

Newquay

TR7 3JB

Offers In Excess Of  
£110,000

- CASH BUYERS ONLY
- ENCLOSED REAR GARDEN
- RECENTLY RENOVATED
- POPULAR RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CLOSE TO LOCAL BEACHES
- CONNECTED TO ALL MAINS SERVICES
- 125 YEAR LEASE GRANTED IN 2022
- LARGE DOUBLE BEDROOM
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - A

Floor Area - 473.61 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to present this beautifully finished and immaculately presented one-bedroom first floor apartment, located on the fringes of the vibrant coastal town of Newquay. Positioned in a quiet residential area yet within easy walking distance of local shops, amenities, and transport links.

Whether you're a first-time buyer searching for a stylish and affordable step onto the property ladder, or an investor looking to grow your portfolio in a high-demand area, this apartment is a superb opportunity. With anticipated rental income of around £800 per calendar month, it promises excellent yield potential in a town renowned for its popularity with both long-term tenants and holidaymakers alike.

Inside, the apartment is flooded with natural light and thoughtfully laid out to maximise space and comfort. A bright and welcoming entrance hallway leads through to a spacious lounge, perfect for relaxing or entertaining guests. The recently installed kitchen features sleek modern units and contemporary finishes, making it both functional and stylish. The double bedroom is generously proportioned and offers plenty of space for additional furniture, while the well-appointed bathroom has been finished to a high standard.

Outside, the property continues to impress. It benefits from its own private enclosed garden, mainly laid to lawn – a rare and highly desirable feature for an apartment. Whether you're looking for a quiet spot to enjoy your morning coffee or room for pets or gardening, this outdoor space delivers. In addition, a solid concrete outbuilding provides valuable extra storage – ideal for bikes, tools, or surfboards.

The property is held on a 125-year lease which began in 2022 and is available to cash buyers only due to its construction type. It is connected to all mains services and falls under Council Tax Band A, keeping running costs low and manageable.

### LOCATION

This property is situated on the outskirts of the seaside town of Newquay. There are a range of local amenities close by including a doctors surgery, Parish church, convenience stores, public house and primary and secondary schools. Newquay offers a variety of coastal walks, restaurants, shops and sandy beaches such as Fistril, Tolcarne and Lusty Glaze. The town also accommodates its own aquarium, zoo and the yearly well renowned festival of Boardmasters, as well as a range of water based activities. There are bus stops within walking distance providing routes directly into the town centre and across the county. Newquay Airport is only a short drive away and is perfect for commuters or for those jetsetters amongst us.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

### ENTRANCE HALLWAY

uPVC door. Consumer unit. Skirting. Vinyl flooring. Stairs leading to:

### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Double glazed window to the side aspect. Radiator. Skirting. Vinyl flooring.

### LOUNGE/DINER

Skimmed ceiling. Recessed spotlights. Double glazed window to the front aspect. Thermostat. Radiator. Television point. Multiple plug sockets. Skirting. Vinyl flooring.

### KITCHEN

Skimmed ceiling. Recessed spotlights. Access into a partially boarded loft space. Extractor fan. Double-glazed window to the rear aspect. Larder, which houses a recently installed Glow-worm boiler. Integrated Smeg oven with four-ring gas hob and extractor hood over. A range of base-fitted, soft-close storage cupboards and drawers. Stainless steel wash basin with drainage board. Multiple plug sockets. Space for under-counter fridge and washing machine. Skirting. Vinyl flooring.

### BEDROOM

Skimmed ceiling. Double glazed window to the rear aspect. Two built-in storage cupboards. Radiator. Multiple plug sockets. Skirting. Vinyl flooring.

### BATHROOM

Panelled ceiling. Extractor fan. Frosted double glazed window to the front aspect. Splash-back panelling. Mains fed shower over the bath. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

### EXTERNALLY

### GARDEN

Outside, the property continues to impress. It benefits from its own private enclosed garden, mainly laid to lawn – a rare and highly desirable feature for an apartment. Whether you're looking for a quiet spot to enjoy your morning coffee or room for pets or gardening, this outdoor space delivers. In addition, a solid concrete outbuilding provides valuable extra storage – ideal for bikes, tools, or surfboards.

### PARKING

There is no allocated parking with this property; however, an abundance of on-street parking can be found close by.

### SERVICES

This property is connected to mains water, electricity, gas and drainage. It also falls under Council Tax Band A.

### AGENTS NOTES

The property is subject to a 125-year lease, which was granted in 2022.



There is an annual ground rent of £43.68 and a service charge of £250 per annum.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 122 years remaining (125 years from 2022)

Ground rent: £43.68 pa

Service charge: £250 pa

Property type: Flat

Property construction: Cornish Unit

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good,

Vodafone - Good, Three - Good,

EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes:

Through the garden.

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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The information contained is

intended to help you decide

whether the property is suitable

for you. You should verify any

answers which are important to

you with your property lawyer

or surveyor or ask for quotes

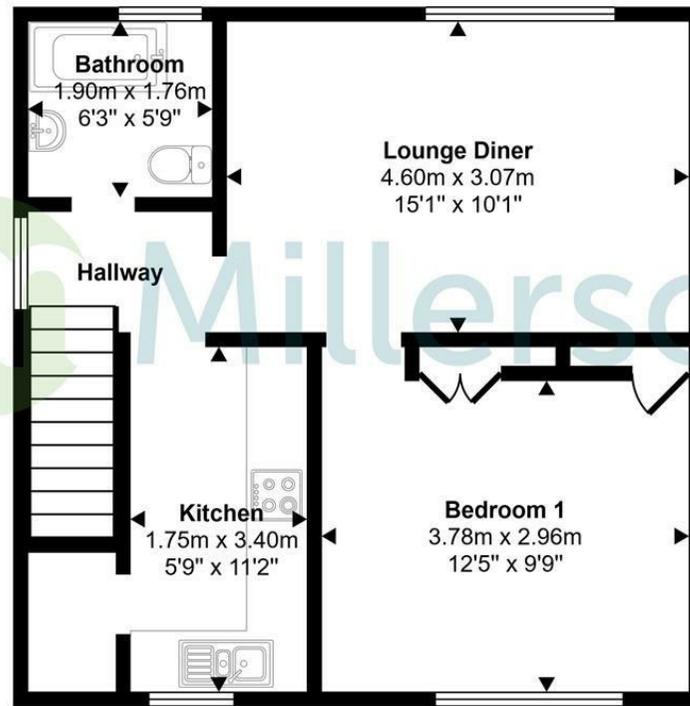
from the appropriate trade

experts: builder, plumber,

electrician, damp, and timber

expert.

Approx Gross Internal Area  
44 sq m / 473 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>			
(55-68) <b>D</b>		71	77
(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	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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Material Information



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