

1 Bolowthas Way, Porth, Newquay, TR7 3DB



DETACHED INDIVIDUAL COASTAL PROPERTY IN PORTH WITH FLEXIBLE ACCOMMODATION HAVING EXTENSION POTENTIAL, SEA VIEWS AND AMPLE PARKING A SHORT WALK FROM PORTH BEACH.

- 2 Bedrooms plus various loft rooms
- Lounge/diner, kitchen and Utility Room
- 2 Bathrooms
- Coastal plot with sea Views over Porth
- Individual design and flexible layout
- Ample parking
- Low maintenance side patio and side garden
- Rear Courtyard seating area
- Short walk from Porth Beach
- VACANT POSSESSION AND NO CHAIN

Price £395,000 Freehold

This flexible and individual property lies in a cul-de-sac plot overlooking Porth, just a short walk from the beach. The current accommodation is set up for occasional living with a focus on the living accommodation, but could be easily re-configured to adapt to different requirements and could also be extended upwards more extensively into the roof (subject to pp) for additional accommodation and bedrooms. The plot itself has a large front parking facility and a low maintenance side garden/patio area. The property benefits from sea views over houses towards Porth Beach and Porth Island.

Bolowthas Way is a little-known small cul-de-sac of residential properties in Porth lying only a short walk from the golden sands of Porth Beach and convenient for local schools and amenities. The property has front aspect sea views from the lounge, main bedroom and the upper rooms.

The property is presented in good condition and offers further potential for re-modelling and/or extension into a fine family home by the Sea in this prime sought after location.

Offered with no onward chain and vacant possession, 1 Bolowthas Way represents a fine opportunity to acquire a coastal home with great potential in a popular local area.

TENURE
FREEHOLD

SERVICES
All mains. Fibre broadband to property (FTTP).

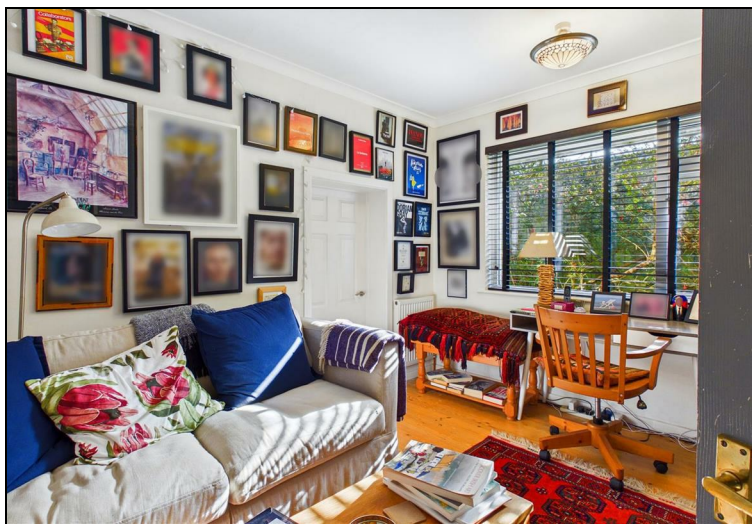
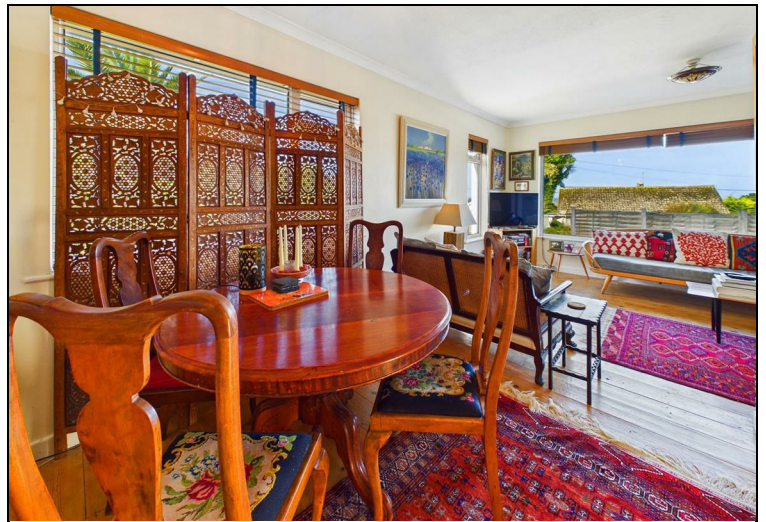
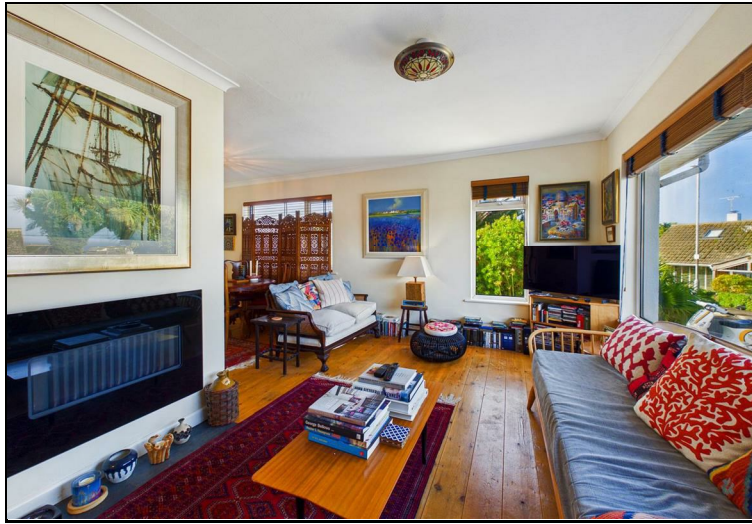
COUNCIL TAX
Band C

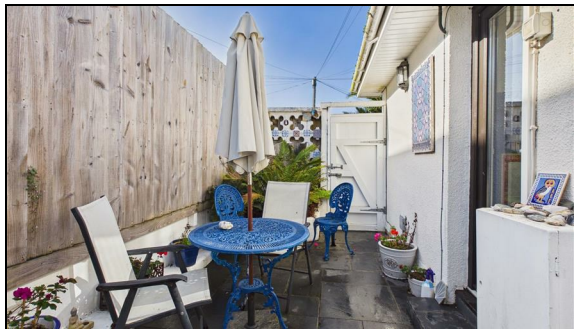
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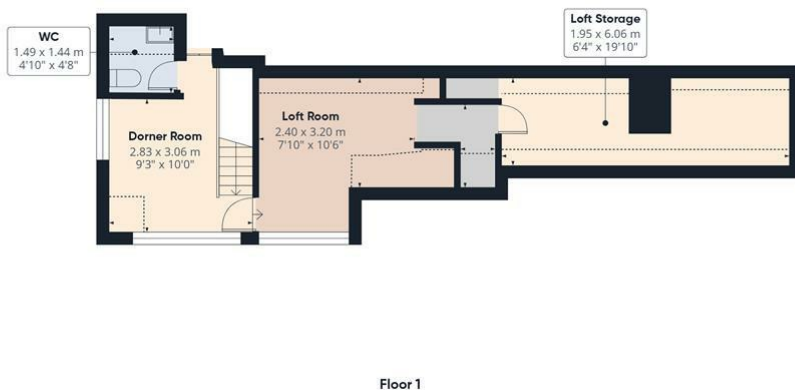
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



Approximate total area⁽¹⁾
120.5 m²
1296 ft²

Reduced headroom
8.8 m²
94 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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