



24, Coronation Way, Newquay, TR7 3JL

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Agencies

An exciting opportunity to purchase this three bedroom home nearby to the sought after area of Porth. This family home boasts a south westerly facing garden, distant sea views and driveway parking for two-to-three cars and comprises a spacious lounge and dining area, kitchen with tiled floors continuing from the hallway, three double bedrooms and a modern bathroom. Early viewing is highly recommended.

Offers In Excess Of £285,000 Freehold

Key Features

- FAMILY HOME
- CHAIN FREE
- SOUTH WESTERLY FACING GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- DISTANT SEA VIEWS FROM THE MASTER BEDROOM
- GAS CENTRAL HEATING
- SPACIOUS LOUNGE AND DINING AREA

LOCATION

Coronation Way is situated in between St Columb Minor, and the beautiful coastal village of Porth, which is approximately two miles from Newquay town centre. The beautiful beach of Porth is within a short distance with access to the wildlife-rich Porth Island. A number of Cornwall's most stunning beaches including Watergate Bay, Mawgan Porth and Lusty Glaze are within easy reach. The town of Newquay benefits from a range of fashionable bars and restaurants and some of Europe's finest coastline. The town also boasts an historic working fishing harbour. There is a bus and rail service to outlying areas and Newquay airport is approximately four miles distance from the beautiful Porth Beach Retreat.

ACCOMMODATION IN DETAIL

ENTRANCE HALL

16'6" x 7'1" max (5.05 x 2.18 max)

Wooden single glazed door. Under stairs storage cupboard. Doors to subsequent accommodation. Stairs rising to first floor landing. Tiled floor.





LOUNGE/DINING ROOM

25'11" x 16'8" max (7.90 x 5.09 max)

Dual aspect double glazed windows encompass the spacious lounge and dining area. Three radiators.

KITCHEN

15'9" x 8'8" max (4.82 x 2.66 max)

Double glazed French doors leading to the garden. Modern fitted kitchen to include a range of wall, base and draw units with roll top work surfaces over, and inset stainless steel sink with mixer tap and drainer.

FIRST FLOOR LANDING

10'11" x 6'9" max (3.34 x 2.08 max)

Loft access. Doors to subsequent accommodation.

BEDROOM ONE

13'7" x 9'4" max (4.15 x 2.87 max)

Double glazed window to rear observing distant sea views. Radiator.

BEDROOM TWO

11'10" x 10'7" max (3.62 x 3.23 max)

Double glazed window to front. Radiator.

BEDROOM THREE

8'7" x 8'7" max (2.64 x 2.62 max)

Double glazed window to front. Radiator.

BATHROOM

8'5" x 5'6" max (2.58 x 1.69 max)

Double glazed opaque window to rear. Single panel bath with mixer tap and mains overhead waterfall shower above with shower hose. Wall mounted wash hand basin set within vanity unit with draws below. Low level WC with dual flush. Heated towel rail. Fully tiled walls. Tiled flooring.

EXTERNALLY

To the front of the property is a driveway suitable for two cars.

To the rear of the property is a south westerly facing sunny garden laid mainly to lawn with a concrete raised patio.

AGENTS NOTE

The following services can be found at the property: mains electricity, water and drainage, however, we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

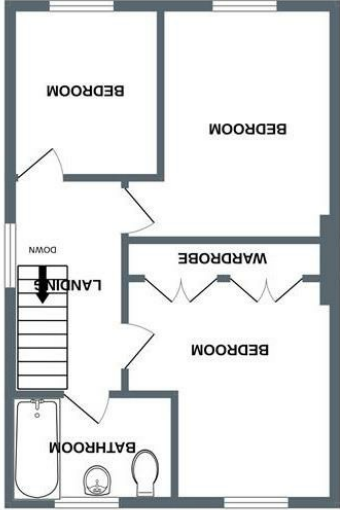


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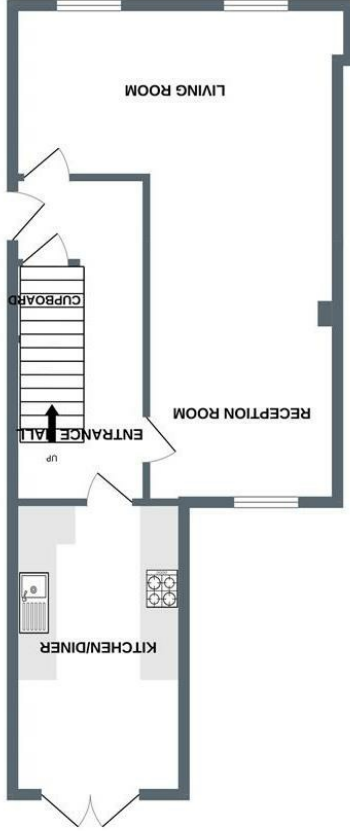
e.sales@dba.estate 34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A (82 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Current	Potential	
69	83	

1ST FLOOR



GROUND FLOOR



While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Information on measurements, floor plans and appliances shown have not been tested and no guarantee is given. The plan is for reference only and should be used as a guide only. The information is provided for information only and should not be used as a guarantee.

as to their quality or energy use given.

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