





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**

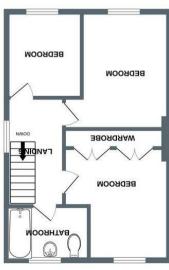
To the front of the property is a driveway suitable for two cars.

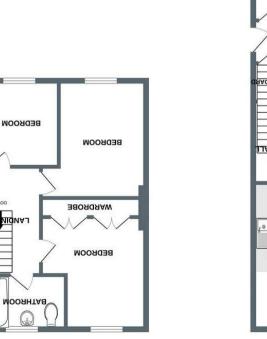
To the rear of the property is a south westerly facing sunny garden laid mainly to lawn with a concrete raised patio.

## **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 enquires.

1ST FLOOR евопир Егоов







Not energy efficient - higher running costs (89-99)

Energy Efficiency Rating

5002/91/EC England & Wales (08-69)

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