



Old Post Cottage, Porth Bean Road, Newquay, TR7 3LU



This charming coastal cottage offers stunning sea views, two well-proportioned bedrooms, a modern fitted kitchen, and gas central heating. With private parking and an excellent location close to local amenities, it provides both comfort and convenience, making it an ideal home or investment opportunity.

**£375,000 Freehold**

## Key Features

- SEA VIEWS
- PARKING
- DOUBLE GLAZING
- ORIGINAL FEATURES
- TWO BEDROOMS
- GAS CENTRAL HEATING
- FITTED KITCHEN
- GREAT HOLIDAY LET POTENTIAL

## LOCATION

Located a stones throw away from the beautiful family Porth Beach is this idyllic two bedroom family home. Porth Bean Road is situated in the beautiful coastal village of Porth and overlooks the stunning Porth Beach which is approximately two miles from Newquay town centre.

The beautiful beach of Porth is loved by locals and tourists alike, it is patrolled by Lifeguards daily from the 15th May through to 26th September meaning it is perfect for families, couples and surfers. The Mermaid Inn, a traditional style pub and restaurant situated right on the beach. In addition there are spectacular coastal paths nearby such as the one out to the wildlife-rich Porth Island. Some of Cornwall's most stunning beaches including Watergate Bay, Mawgan Porth and Lusty Glaze are within easy reach. Newquay itself benefits from a range of fashionable bars and restaurants as well as 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.





## KITCHEN / LIVING / DINING ROOM

The property features three double-glazed windows to the front, creating a bright and welcoming interior. The kitchen/diner is fitted with a range of wall and base units and includes space for freestanding appliances and an oven. An inset one-and-a-quarter sink with mixer tap is also incorporated.

## SHOWER ROOM

Walk in shower cubical with mains overhead shower and sliding door screen. Low level WC with dual flush. Wash hand basin. Electric wall mounted towel rail.

## BEDROOM ONE

Double glazed window to the front aspect. Storage cupboard.

## BEDROOM TWO

Double glazed window to the front and side aspect.

## EXTERNAL

Parking for one car.

## COUNCIL TAX BAND C

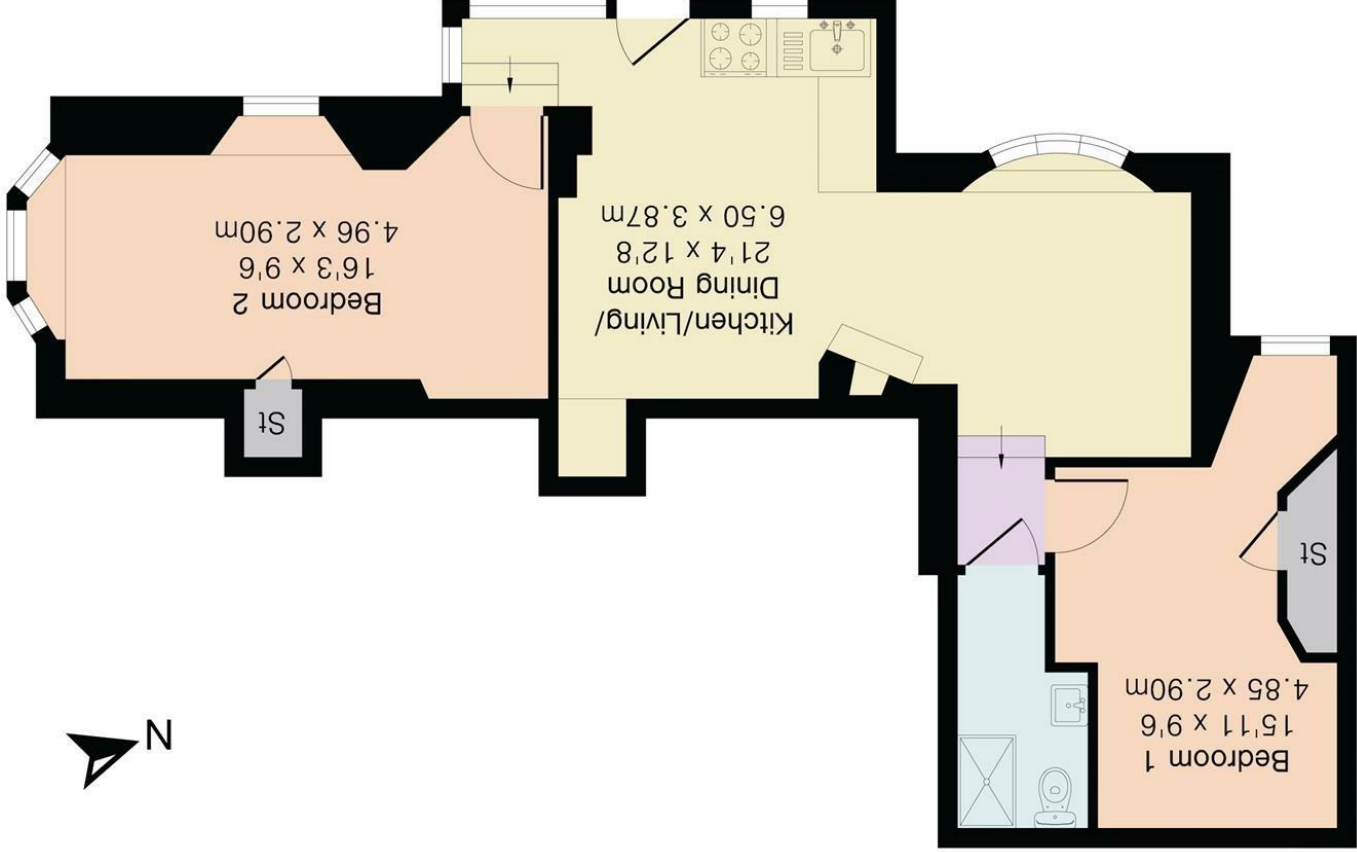
## SERVICES

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.





Approximate Gross Internal Area 594 sq ft - 55 sq m



Energy Efficiency Rating		
Current	Potential	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(82 plus)	
B	(81-91)	
C	(80-90)	
D	(55-69)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

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