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7 Coronation Way, Newquay TR7 3JL

£355,000

!!! DEVELOPMENT OPPORTUNITY!!!

A MUCH IMPROVED THREE BEDROOM HOUSE WITH PLANNING PERMISSION GRANTED FOR A TWO BEDROOM HOUSE AND AN EXTENSION TO THE EXISTING PROPERTY WITH INTERNAL ALTERATIONS, LOCATED IN A POPULAR RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF PORTH BEACH.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- PLANNING REF FOR EXTENSION PA22/00837
- DEVELOPMENT REF FOR NEW DWELLING PA18/08371
- THREE BEDROOM FAMILY HOME
- MANY RECENT IMPROVEMENTS
- GAS CH, UPVC DBL GL
- POPULAR RESIDENTIAL LOCATION
- EASY WALK TO PORTH BEACH
- WALKING DISTANCE TO PRIMARY ANND SECONDARY SCHOOLS
- EPC AND FLOOR PLAN TO FOLLOW

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

!DEVELOPMENT OPPORTUNITY!

This property has Planning Permission granted for a two bedroom house and also for a one storey extension at the rear with internal alterations.

Planning Ref for new build: PA18/08371

Planning Ref for extension: PA22/00837

This property which has been much improved by the current owners occupies a particularly large plot and offers a rare opportunity to extend and build a separate dwelling on the side. Coronation Way is well positioned, within easy walking distance of Porth Beach and a Primary School and two Secondary Schools.

The existing property has been partly refurbished by the current owners who have re-plastered most of the rooms, replaced most of the windows, replaced the kitchen and added some attractive cladding to the front and rear.

An entrance hallway with stairs to the first floor guides you into the lounge which is dual aspect with plenty of space for living and dining furniture. This is a very bright room with neutral decor and carpets. The kitchen which has a door to the rear garden offers a generous range of black matte units with a integrated oven, microwave and dish washer with space for a washing machine.

All three bedrooms can be found on the first floor. They are all a good size. The largest bedroom has built in storage and two windows at the front. Also on the first floor, the modern family bathroom features a bath and separate shower cubicle and is fully tiled.

This property has gas central heating powered by a combination boiler that was replaced in 2020. There are upvc double glazed windows throughout, mostly replaced in 2019.

Externally, there is ample driveway parking at the front and the garden at the rear is large, predominately flat and laid to lawn.

In summary, this property presents the rare opportunity to extend and develop and is located in a popular residential area close to Porth Beach.

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Hallway
2.21m x 2.13m (7'3 x 7'0)

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Lounge
6.02m x 3.96m (19'9 x 13'0)

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Kitchen Diner
4.34m x 3.84m (14'3 x 12'7)

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Bedroom 1
3.89m x 3.12m (12'9 x 10'3)

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Bedroom 2
3.45m x 2.79m (11'4 x 9'2)

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Bedroom 3
3.18m x 3.07m (10'5 x 10'1)

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Bathroom
3.48m x 1.70m (11'5 x 5'7)

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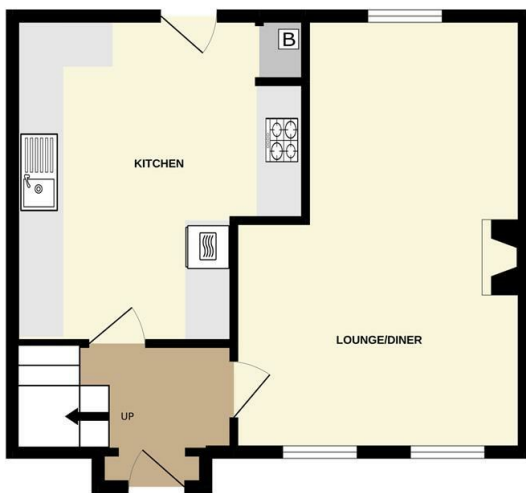
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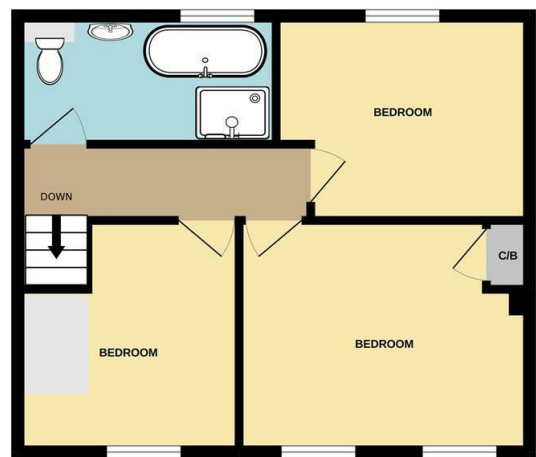
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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