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3 Greenbank Crescent, Newquay TR7 3JX

£440,000

A BRILLIANT THREE DOUBLE BEDROOM SEMI DETACHED BUNGALOW WITH SEA VIEWS TOWARDS PORTH, A GENEROUS PRIVATE GARDEN AND DRIVEWAY PARKING, LOCATED IN A QUIET RESIDENTIAL LOCATION JUST A SHORT WALK TO PORTH BEACH.

PROPERTY TYPE: Bungalow - Semi Detached

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

FEATURES:

- THREE DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- GORGEOUS VIEWS OF PORTH BEACH AND ISLAND
- IMPRESSIVE SUN TERRACE
- GENEROUS REAR GARDEN
- DRIVEWAY PARKING
- OPEN PLAN LIVING
- ALL MAINS SERVICES
- IDYLIC LOCATION
- A FEW MINUTES WALK TO PORTH BEACH
- BOILER REPLACED IN 2024

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DESCRIPTION:

Porth, located on the eastern side of Newquay, is a highly sought-after coastal village popular with both locals and holidaymakers. It is best known for its stunning sheltered beach, naturally protected by headlands on either side. Porth Island, accessed via a narrow footbridge, offers breathtaking panoramic views back towards Newquay and along the coastline towards Trevoze Head.

Porth itself offers a selection of amenities including a handful of cafés, a family-friendly pub positioned right on the beach, a beach shop, and a boutique clothing store. Newquay Airport is only a few miles away, while Newquay town centre is approximately a ten-minute drive. Nearby Watergate Bay, heading towards Padstow, provides further dining options including renowned restaurants and a popular beach bar.

This beautifully maintained three-bedroom semi-detached bungalow has been lovingly cared for and significantly improved by the current owners over the years. The property offers spacious and versatile accommodation, with excellent potential to extend either upwards or to the rear (subject to the necessary permissions).

A welcoming front entrance leads into a superb open-plan lounge, dining, and kitchen area, enhanced by two front-facing bay windows that flood the space with natural light and showcase far-reaching views. The layout is thoughtfully arranged, with a generous and practical shaker-style kitchen fitted with an integrated fridge/freezer, dishwasher, electric oven, and hob, flowing seamlessly into the dining and lounge areas—creating an ideal space for family living and entertaining.

To the rear of the property are three well-proportioned double bedrooms, both finished in neutral décor, two overlook the garden and the third bedroom, located to the side and converted from the original garage, offers excellent versatility and could serve as a home office, teenage den, guest room, or accommodation for a dependent relative. Also positioned at the rear is the family bathroom, which has recently been lightly refurbished, is fully tiled and fitted with a bath and overhead shower.

The property benefits from gas central heating and double glazing throughout. The combination boiler (replaced in 2024) is conveniently located in the side hallway, which also provides plumbing for a washing machine.

Externally, the front of the property features an impressive sun terrace that enjoys spectacular views across Porth Beach and Porth Island—an idyllic setting to relax and enjoy sunset views over the sea. There is also driveway parking for two vehicles.

To the rear, the enclosed and private garden is mainly laid to lawn with well-established planted borders, including mature shrubs and palms, creating a peaceful and attractive outdoor space.

In summary, this is a truly special home that delivers an enviable coastal lifestyle. Within easy walking distance of Porth Beach, close to local amenities and schools, and offering stunning sea views alongside flexible family accommodation, this property perfectly combines lifestyle and practicality in one exceptional package.

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Entrance Porch

2.36m x 1.07m (7'9 x 3'6)

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Kitchen Lounge Diner

8.28m x 3.61m (27'2 x 11'10)

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Bedroom 1

3.58m x 3.05m (11'9 x 10'0)

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Bedroom 2

3.43m x 3.25m (11'3 x 10'8)

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Bedroom 3

4.39m x 2.44m (14'5 x 8'0)

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Bathroom

2.24m x 1.45m (7'4 x 4'9)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



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		85
	(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		85
	(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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