

"Estate Agency is evolving...evolve with us"



Flat 1, Porth Bean Court, Porth Bean Road, Newquay TR7 3LQ

£152,500

IDEAL FOR FIRST TIME BUYERS AND INVESTORS, THIS DECEPTIVELY SPACIOUS MAISONETTE OFFERS BEAUTIFULLY PRESENTED ACCOMMODATION WITH LOTS OF STORAGE AND A SOUTH FACING BALCONY, JUST A FEW MINUTES WALK TO PORTH BEACH.

PROPERTY TYPE: Maisonette

RECEPTIONS: 1 / **BEDROOMS:** 1 / **BATHROOMS:** 2

FEATURES:

- ONE BEDROOM FIRST FLOOR APARTMENT
- IMMACULATELY PRESENTED
- HOBBIES ROOM
- STUDY
- PLENTY OF CLEVERLY DESIGNED BE-SPOKE STORAGE
- SOUTH FACING BALCONY
- EASY WALK TO PORTH BEACH
- IDEAL FOR FTB and INVESTORS
- ALL MAINS SERVICES

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

This deceptively spacious property forms part of Porth Bean Court, tucked away off Porth Bean Road within easy walking distance of Porth Beach. There are two Secondary Schools and one Primary School within a few minutes walk with a post office, and a Co-op just around the corner. Porth which is close by is a popular location with locals and holiday makers alike. It boasts a beautiful sheltered beach protected by headlands on both sides. Porth Island which can be accessed by a narrow foot bridge has stunning views back towards Newquay and up the coast towards Trevoze Head.

Within Porth there is a handful of cafes and a family friendly pub right on the beach. There's also a beach shop and a boutique clothing store. Newquay Airport is only a few miles away and Newquay Town centre is approximately a ten minute drive offering an array of shops, restaurants and cafes.

This property has been lovingly cared for and much improved by the current owners who have created a modern, flexible home with lots of natural light and bespoke storage.

An entrance hallway with stairs to the first floor guides you in to the dual aspect open plan kitchen lounge dinner. This room loosely splits into a lounge area and a modern kitchen with a good range of white gloss units with space for a washing machine, tumble dryer and dish washer. There's also a built in electric oven and gas hob. The lounge area opens onto the southerly facing balcony which is a real sun trap in the summer. Also on the ground floor, you will find two large storage cupboards, a recently replaced cloakroom and a study with a window to the rear. This is a flexible room that could be used as a dining area or a play room.

The bedroom can be found on the first floor, this is a gorgeous, beautifully decorated room with a window to the front and some cleverly designed bespoke storage. The main shower room has also recently been replaced and is very modern with white brick effect tiling and contemporary black finishing touches. Off from the landing area, there is an additional room which would work well as a hobbies room or a den for young children.

This property has gas central heating powered by a combination boiler located in the study and upvc double glazing. It is in superb condition throughout with modern decor and floor coverings with the added benefit of fibre optic broadband. Although, there is no allocated parking, there is parking available on the streets nearby.

LEASE INFORMATION:

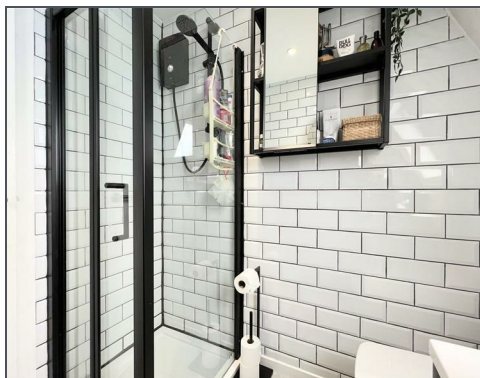
Flat 1, Porth Bean Court is held on a 999 year lease, new in 2003.
There are no restrictions, holiday letting and pets are permitted
Each owner owns a 1/5 share of the freehold
Service Charge is £120.00 per year

In summary, this lovely property offers much more than you would expect from the outside! The accommodation is spacious, cleverly designed and there's plenty of storage all within a short walk of Porth Beach.

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Hallway
3.12m x 0.91m (10'3 x 3'0)

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Lounge Diner Kitchen
6.02m x 3.53m (19'9 x 11'7)

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Study/Play Room
2.13m x 1.73m (7'0 x 5'8)

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Bathroom
1.88m x 1.45m (6'2 x 4'9)

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Bedroom
4.04m x 2.82m (13'3 x 9'3)

.

Hobbies Room
2.18m x 1.73m (7'2 x 5'8)

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Cloakroom
1.78m x 0.71m (5'10 x 2'4)

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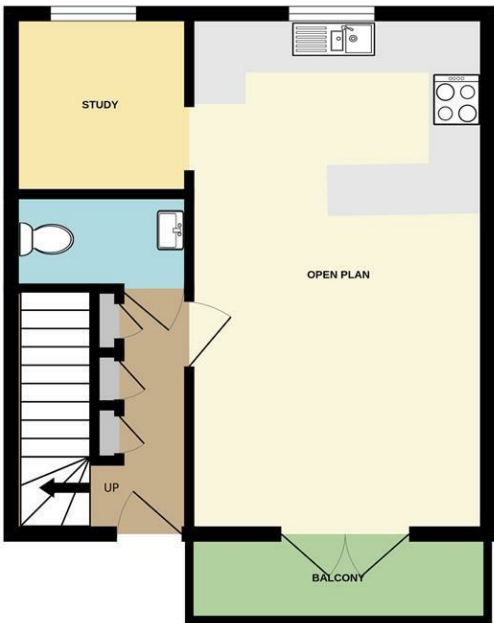
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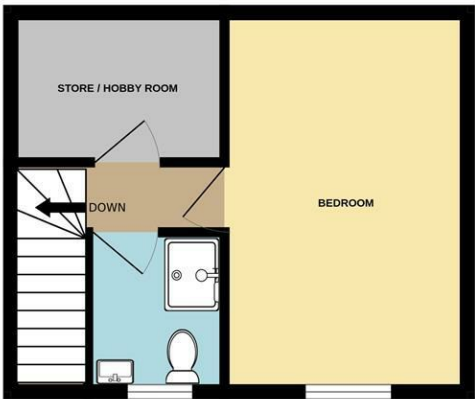


FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 6/2023

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	79
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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