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### 3 Century Court, Newquay TR7 3JP

**£330,000**

AN EXTENDED AND REFURBISHED THREE BEDROOM PROPERTY WITH NEAT, LOW MAINTENANCE GARDENS WITHIN JUST A FEW MINUTES WALK TO PORTH BEACH PRESENTED TO A SUPERB STANDARD THROUGHOUT. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

#### FEATURES:

- RECENTLY EXTENDED THREE DOUBLE BEDROOM HOUSE
- JUST A FEW MINUTES WALK TO PORTH BEACH
- 'SUN-TRAP' WESTERLY FACING REAR COURTYARD STYLE GARDEN
- FLEXIBLE ACCOMMODATION
- OPEN PLAN, SOCIABLE LIVING AREAS
- GROUND FLOOR BEDROOM
- BRIGHT AND AIRY THROUGHOUT
- NO ONWARD CHAIN
- HAS PREVIOUSLY BEEN A SUCESSFUL HOLIDAY LET WITH PROVEN FIGURES

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#### DESCRIPTION:

Porth is one of Newquay's rising hotspots—laid-back, family-friendly, and just a short drive from the town centre and airport. The sheltered beach is perfect for swimming or relaxing, with a beachfront pub, a few cosy cafés, and local shops adding to the charm.

Century Court sits at the top of Lewarne Road, with views down to Porth Island and the ocean. Just minutes from the sand, the area is known for its modern bungalows, many of which have been stylishly updated in recent years.

Welcome to Number Three Century Court, a semi-detached property which has been thoughtfully extended and fully refurbished to create a bright, spacious, and flexible home ideal for modern living. Boasting three generous double bedrooms, the accommodation is well-proportioned and filled with natural light throughout.

Upon entering, you are welcomed by a bright and inviting hallway with stairs to the first floor, clever built-in storage, and access to a stylish ground-floor bedroom overlooking the rear garden. Adjacent is a beautifully appointed shower room, featuring contemporary tiling, a double walk-in shower, and a front-facing window that floods the space with light.

To the other side of the hall, you'll find an impressive open-plan kitchen/living/dining area – the heart of the home. Designed to encourage connection, this space is perfect for cooking, entertaining, and relaxing. The kitchen is fitted with a sleek range of modern units, integrated dishwasher, and space for an American-style fridge freezer and washing machine. Dual-aspect windows make this area wonderfully light and airy. A rear hallway provides additional storage and direct access to the westerly-facing garden.

Upstairs, two further spacious double bedrooms await – both with eaves storage. A well-sized bathroom completes the upper floor, equipped with a full-size bath for a relaxing soak.

Outside, both the front and rear gardens are designed with low maintenance in mind. The rear features a charming south-westerly-facing courtyard – the perfect spot to enjoy afternoon and evening sunshine, whether you're dining al fresco, hosting a BBQ, or unwinding with a glass of wine as the sun sets. The front garden would lend itself well to become parking, (subject to the appropriate permission and regulations.)

This turn-key ready home combines style, comfort, and versatility – a fantastic opportunity in a sought-after coastal location.

Hallway  
2.34m x 0.69m (7'8 x 2'3)

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Living Area  
6.78m x 2.77m (22'3 x 9'1)

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Kitchen Area  
4.24m x 2.51m (13'11 x 8'3)

.

Bedroom  
3.10m x 2.64m (10'2 x 8'8)

.

Bathroom  
2.18m x 1.83m (7'2 x 6'0)

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Bedroom  
3.45m x 3.25m (11'4 x 10'8)

.

Bedroom  
2.92m x 2.90m (9'7 x 9'6)

.

Bathroom  
2.57m x 2.11m (8'5 x 6'11)

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## FLOORPLAN:

Listing details



Floor 0



Floor 1

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                           |
|---------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                     |
| (92-plus) <b>A</b>                          |  |                         |                                                                                     |
| (81-91) <b>B</b>                            |  |                         |                                                                                     |
| (69-80) <b>C</b>                            |  |                         |                                                                                     |
| (55-68) <b>D</b>                            |  |                         |                                                                                     |
| (39-54) <b>E</b>                            |  |                         |                                                                                     |
| (21-38) <b>F</b>                            |  |                         |                                                                                     |
| (1-20) <b>G</b>                             |  |                         |                                                                                     |
| Not energy efficient - higher running costs |  |                         |                                                                                     |
| England & Wales                             |  | 76                      | 88                                                                                  |
|                                             |  | EU Directive 2002/91/EC |  |

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

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