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## 13A Greenbank Crescent, Newquay TR7 3JX

**£575,000**

A DECEPTIVELY SPACIOUS AND EXTENDED SEMI-DETACHED FAMILY HOME OFFERING MODERN, VERSATILE LIVING. THE PROPERTY FEATURES FOUR GENEROUS DOUBLE BEDROOMS, EXPANSIVE LIVING AREAS, TWO BATHROOMS, A COVERED WEST-FACING SUN TERRACE, OFF-STREET PARKING, AND SEA VIEWS FROM MANY OF THE ROOMS.

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

**RECEPTIONS:** 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

### FEATURES:

- FOUR DOUBLE BEDROOM FAMILY HOME WITH SEA VIEWS
- EXTENDED AND MODERNISED BY THE CURRENT OWNERS
- CHARMING WESTERLY FACING SUN TERRACE
- LOW MAINTENANCE REAR GARDEN WITH VIEWS OF WHIPSIDERRY AND PORTH ISLAND
- AMPLE PARKING
- LOG BURNER
- SUPERB, FAMILY FRIENDLY KITCHEN/DINER
- VERSATILE ACCOMMODATION WITH TWO GROUND FLOOR BEDROOMS
- WALKING DISTANCE TO PORTH BEACH AND VARIOUS SCHOOLS
- UTILITY ROOM

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## DESCRIPTION:

Welcome to 13a Greenbank Crescent, a charming coastal home perfectly positioned in the heart of Porth, one of Newquay's most sought-after areas. Nestled on a quiet, desirable crescent, this property enjoys breathtaking views over Porth Beach, Porth Island, and the surrounding coastline, and is just a short walk from the beach and only a little over a mile from the town centre.

Porth Beach is a true gem of the north Cornish coast, with its golden sands, fascinating rock pools, hidden caves, and gentle waters—perfect for family adventures, safe swimming, or leisurely strolls along the Southwest Coastal Path. Nearby, Porth Island offers spectacular vantage points and scenic walks, ideal for nature lovers.

Living in Porth combines the best of both worlds: a peaceful, coastal lifestyle with convenient access to everyday amenities and highly regarded schools. This sought-after neighbourhood offers seclusion and tranquility, making it an ideal spot for families, while still keeping all that Newquay has to offer within easy reach.

Oozing kerb appeal, this beautifully presented home welcomes you with its bright and airy accommodation. At the heart of the property is a generous, triple-aspect kitchen diner, flooded with natural light and offering incredible views of Porth Island and the coastline beyond. This versatile space is perfect for cooking, dining, and relaxing, featuring a generous array of cream shaker-style units with an integrated oven, dishwasher, and gas hob, plus space for a fridge freezer. A central kitchen island subtly divides the space, while there's ample room for a dining table and sofa, making it the true hub of the home.

Adjacent to the kitchen, a practical utility room offers plumbing for a washing machine and tumble dryer, with direct access to the garden — ideal for sandy toes and muddy paws! On the other side, the lounge provides a charming family space with room for the whole family to relax in front of the log burner. Both the lounge and kitchen open directly onto a westerly-facing covered terrace, perfect for enjoying sunsets in summer or winter.

The ground floor also boasts two double bedrooms overlooking the rear garden and a modern shower room.

Upstairs, a spacious landing with an oak and glass balustrade offers some of the best sea views. The dual-aspect main bedroom features two Velux windows, capturing superb coastal vistas, while a second double bedroom and fully tiled family bathroom with a 'P'-shaped bath complete the first floor. There's plenty of eaves storage throughout the first floor.

The property is presented to a high standard throughout, with gas central heating powered by a combination boiler in the utility room and UPVC double glazing.

Externally, the home continues to impress. The front sun terrace extends the living space throughout the year, while ample parking is available at the front. At the rear, the garden maximises the spectacular views towards Whipsiderry, featuring a large seating area, astro turf, storage, and a garden shed — a perfect spot for entertaining or simply relaxing in the sun.

This property combines stylish, comfortable living with breathtaking coastal scenery, making it a truly exceptional 'lifestyle home' and perfect for families given its close proximity to the schools and beach.

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Kitchen Diner  
5.31m x 5.21m (17'5 x 17'1)

Utility  
4.65m x 2.29m max (15'3 x 7'6 max)

Lounge  
4.37m x 3.86m (14'4 x 12'8)

Ground Floor Bedroom  
3.43m x 3.28m (11'3 x 10'9)

Shower Room  
1.45m x 1.42m (4'9 x 4'8)

Ground Floor Bedroom  
3.45m x 3.35m (11'4 x 11'0)

First Floor Bedroom  
5.66m x 4.11m (18'7 x 13'6)

First Floor Bedroom  
3.86m x 3.05m (12'8 x 10'0)

First Floor Bathroom  
2.16m x 2.13m (7'1 x 7'0)

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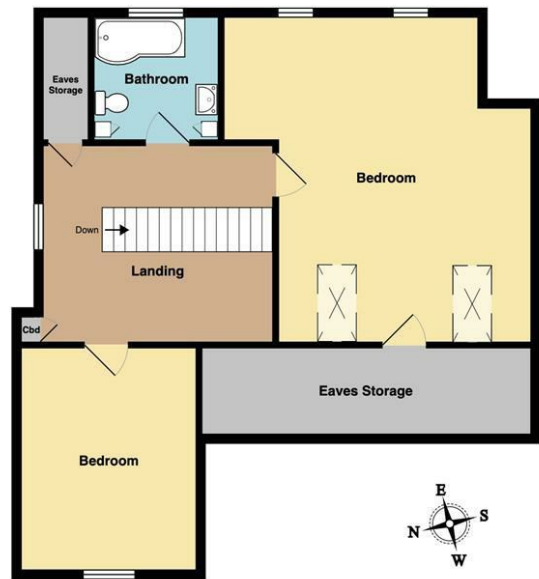
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**FLOORPLAN:**

**Ground Floor**  
Area (approx): 83.6 m<sup>2</sup> ... 900 ft<sup>2</sup>



**1st Floor**  
Area (approx): 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>

Total Area: 152.9 m<sup>2</sup> ... 1646 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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		74	82
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.