

## 3B, Stones Throw Alexandra Road, Newquay, Cornwall, TR7 3ND



**100 YARDS FROM PORTH BEACH | IDEAL FIRST TIME BUY OR RENTAL INVESTMENT | 1 bedroom semi-detached house a short walk from Porth Beach with electric heating, double glazing and parking space, in great condition throughout.**

- Open plan downstairs lounge/kitchen/diner
- Allocated parking space to the front of the building
- Electric heating and uPVC double glazing running throughout
- 999 year lease with a peppercorn ground rent
- Ideal rental investment with a potential rental income of £795pcm
- Offered with vacant possession and no onward chain

**Reduced To £169,950 Leasehold**

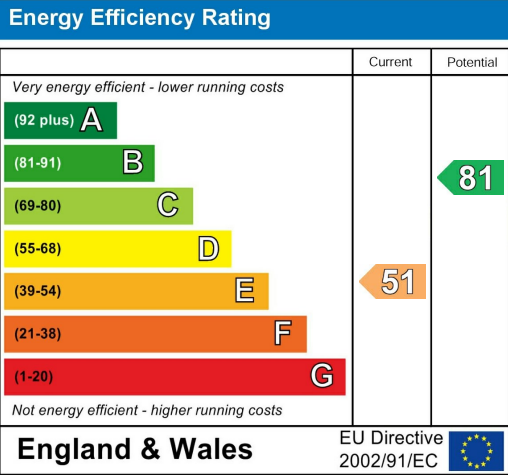
Porth has become one of Newquay’s most popular areas for residents and tourists thanks to the extremely popular beach and the access to explore the North Cornish Coast. Newquay Town has recently had an influx of independent Cafes, Coffee Shops and Bars that has made the Town an even more popular holiday destination with a unique multicultural and inclusive feel. This coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. This, as well as the flexible modern nature of working, has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

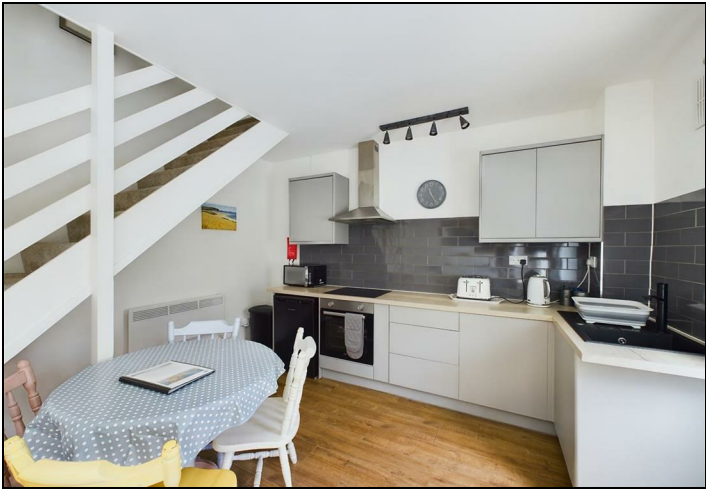
With parking at the front of the property and accessed down a side path, 3B Stones throw is currently let on an AST but previously used as a holiday let. Fully booked throughout the peak times making £2000/£3000 a month from June to September it is very popular with couples looking to explore the coast. It has an open plan lounge, kitchen, diner on the ground floor with a large double bedroom on the first floor with a shower room. It is a great size and something different to a flat if you are a first time buyer looking for your own space or are looking for a great rental investment that has a proven track history.

**COUNCIL TAX**  
Band – A

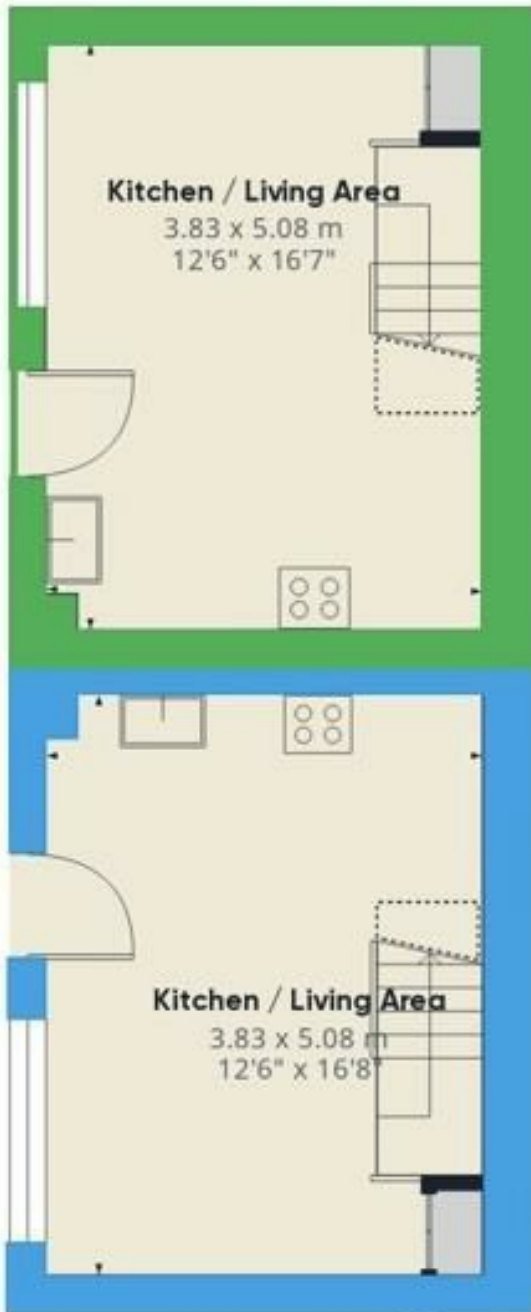
**SERVICES**  
Services are currently linked to Stones Throw but the property will be equipped with its own mains water meter and mains electric meter upon sale.

**TENURE**  
The property is held on a residual of a 999 year lease from 2018. There is no ground rent or service charge payable. There are 3 properties all independently maintained with the property having use of a communal driveway which will be maintained 'Ad Hoc'.





### 3b Stones Throw



**Bathroom**  
1.99 x 1.59 m  
6'6" x 5'2"

**Bathroom**  
2.08 x 1.37 m  
6'10" x 4'5"

**Bedroom**  
2.05 x 1.62 m  
6'8" x 5'3"

**Bedroom**  
3.81 x 2.00 m  
12'6" x 6'6"

### 3a Stones Throw

# Start & co

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