

# NEWQUAY PROPERTY CENTRE



A SUPERB TWO DOUBLE BEDROOM MAISONETTE IN PORTH, VERY CLOSE TO THE BEACH. WITH ALLOCATED PARKING, BRILLIANT LOFT ROOM AND A NEAR 20FT LOUNGE/DINER. PERFECT HOME OR INVESTMENT. NO ONGOING CHAIN.



7 The Orchard, Porth Way, Newquay,  
TR7 3LW

£229,950  
Leasehold

our ref: CNN9538

01637 875161

# IN BRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: E
- Council tax band: A
- MAIN SERVICES: ELECTRIC, WATER & DRAINAGE
- LOVELY COASTAL MAISONETTE
- VERY CLOSE TO PORTH BEACH
- 2 DOUBLE BEDROOMS + LOFT ROOM
- NEAR 20FT LOUNGE/DINER
- FITTED KITCHEN WITH APPLIANCES
- REFITTED MODERN BATHROOM SUITE
- ALLOCATED OFF STREET PARKING
- PERFECT HOME OR INVESTMENT
- NO ONGOING CHAIN



## OWNERSAYS...

“This has been such a low impact rental; we’ve always managed to let it with ease and enjoyed a succession of brilliant tenants some of which has stayed for years. In this respect it’s one of the best investments we’ve ever had.”



## CONSIDER THIS...

WHAT WE LOVE: The property is great with a large reception room, great size bedrooms, useful loft room and allocated parking, but the best feature has to be the location; it’s so close to the beach!

## MOREDETAIL...

**SUMMARY:** Looking for a charming coastal home in a prime location? Look no further than 7 The Orchard in Porth!

This lovely two-bedroom maisonette is just a short stroll from the beach, offering the perfect base for those who love to soak up the sun and sea. As you approach the property, you'll appreciate the residence car park to the front, with each property benefiting from its own allocated space as well as additional visitor spaces.

Upon entering the home, you'll find yourself in a small hallway with stairs leading to the first floor. The front aspect kitchen is fully fitted with modern appliances, including an integrated double oven, hob, extractor, fridge, and freezer. From here, a door leads to the spacious lounge/diner, which provides an excellent reception space at nearly 20ft in length.

Upstairs, you'll find a fully fitted modern white bathroom suite with floor-to-ceiling tiling and a shower over the bath. There are two good-sized double bedrooms on this level, and the second bedroom also provides access to a second-floor loft room with a Velux window and eaves storage, making it a brilliant additional space to the home.

Modern comforts include UPVC double glazing and electric heating, ensuring that you stay warm and comfortable all year round. Externally, in addition to the parking, there is a communal bin store and drying area for added convenience.

One of the best features of this property is its proximity to the beach. Steps from The Orchard lead directly onto Porth Way, where you can walk down to the beach in a matter of minutes. Whether you're looking for a permanent home or a holiday retreat, 7 The Orchard is an excellent choice. Don't miss out on the opportunity to make this charming coastal home yours!

**THE LEASE:** 999 year lease  
Lease commencement date: 12th January 1999  
Ground rent: £50.00 per year (as per lease, although no longer applicable)  
Service charge: £45 PCM includes buildings insurance.  
Self managed by residents known as Orchard Management Company Ltd.  
Share of freehold to all owners  
Full time residence: Yes  
Residential Letting: Yes  
Holiday Letting: Yes  
Pets: Yes. (With consent from Landlord)



## THELOCATION...

**LOCATION:** Porth is a beautiful coastal area in Newquay. Situated on the north coast of Cornwall, Porth is surrounded by stunning cliffs and breath-taking views of the Atlantic Ocean.

Porth itself is small and peaceful, with a gorgeous beach at its centre and a handful of local amenities including the Mermaid Inn situated right next to the beach. The beach is a crescent-shaped bay with golden sand and clear waters, perfect for swimming and sunbathing during the summer months. It is also popular with surfers, who come to catch the waves that break along the coastline.

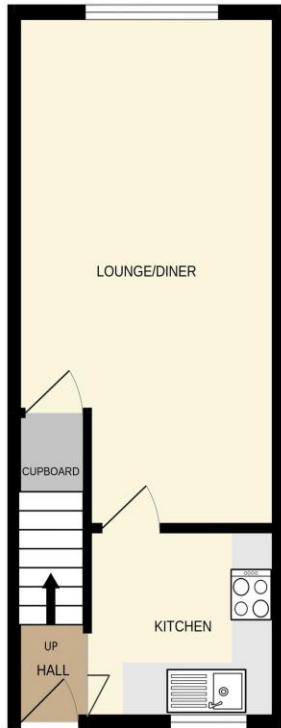
The area is rich in history, and there are several interesting landmarks to discover, such as the Iron Age fort on Trevelgue Head, just a short walk from Porth. The Southwest Coast Path also runs through Porth, providing an excellent opportunity for scenic walks along the rugged coastline.

Overall, Porth is a charming location that offers a tranquil retreat from the hustle and bustle of nearby Newquay and a perfect location to call home.

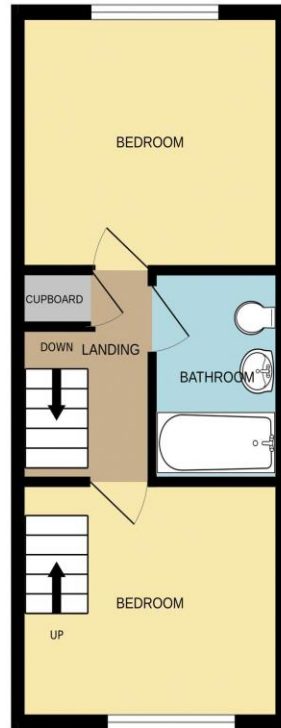


# THE FLOORPLAN...

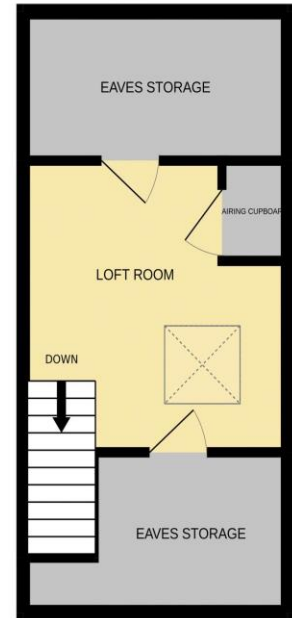
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
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## THE DIMENSIONS...

### Hall

### Kitchen

8' 11" x 8' 0" (2.72m x 2.44m)

### Lounge/Diner

19' 7" x 12' 3" (5.96m x 3.73m)

### First Floor

### Bedroom One

12' 3" x 9' 9" (3.73m x 2.97m)

### Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

### Bedroom Two

9' 11" x 9' 0" (3.02m x 2.74m)

### 2nd Floor Loft Room

14' 6" x 12' 2" (4.42m x 3.71m)

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.