

NEWQUAY PROPERTY CENTRE



A SPACIOUS AND DIVERSE END TERRACE TOWN HOUSE, CURRENTLY UTILISED AS TWO SEPERATE DWELLINGS AND CHALET OVER THREE FLOORS, WITH THREE BEDROOMS AND LOFT ROOM, OUTSIDE SPACE AND PARKING. WALKING DISTANCE TO PORTH BEACH. RENTAL POTENTIAL!



42 Porth Bean Road, Newquay, TR7 3JE

£320,000
Freehold

our ref: CNN9169

01637 875161

IN BRIEF...

- Type: House
- Style: End Terrace
- Age: Older
- Bedrooms: 3
- Reception rooms: 3
- Bathrooms: 3
- EPC: TBC
- Council tax band: C
- ALL MAINS SERVICES
- OFF STREET PARKING
- RENTAL POTENTIAL
- CERTIFICATE OF LAWFULLNESS FOR 2 DWELLINGS
- OPEN PLAN KITCHEN/DINER
- GARDEN CHALET
- GAS CENTRAL HEATING
- MULTI USE ACCOMODATION
- POPULAR LOCATION
- EPC & FLOORPLAN TO FOLLOW



OWNERSAYS...

“This has been the ideal layout for our family over the years and a brilliant income. ”



CONSIDER THIS...

WHAT WE LOVE. This diverse accommodation is perfectly suited to multi-generational living or as a rental investment.

MOREDETAIL...

SUMMARY: Welcome to this spacious and versatile residential home situated in the highly sought-after location of Porth Bean Road, Newquay. Perfectly positioned just a short distance from the picturesque Porth Beach, this property offers flexible accommodation to suit a variety of lifestyle preferences.

Currently configured into two separate dwellings plus chalet, this house presents an ideal opportunity for a multi-generational family seeking independence within the same property or as an ideal investment.

The original main front door is now utilised as a private entrance for the upper floor maisonette. The main staircase takes you to the first floor where you will find the main accommodation for flat two. This floor comprises of a fully equipped shower room, complimented with fully tiled walls and flooring finished with a white walk-in double shower, fitted corner vanity unit, white bathroom suite and window. Off from the main hallway you will find a single bedroom and open plan lounge diner kitchen. The kitchen diner is designed with cooking in mind, boasting a large range of shaker style units, ample work top area, space for a large double fridge, range master oven with 5 ring burner and stainless-steel sink and extractor. From the kitchen there are French doors leading to a small decking area providing outside space for this flat. Still in Flat 2 and rising to the second floor you will find a useful loft room which is a great size and features Velux windows to both sides, flooding the room with light.

Leaving flat 2 and heading back outside to the rear of the property you will find access to the ground floor one double bedroom flat. The accommodation comprises of a main entrance room currently doubled up as useful dining room with sliding patio doors and arch way into the lounge. The lounge is spacious and finished with laminate flooring and an original fireplace now with focal electric fire. The lounge opens seamlessly onto the kitchen which is an extremely good size for a flat of this proportion and again has a range style oven and hob, shaker style units both under counter and wall mounted. To the rear of the kitchen is the main bathroom for this property which features white bathroom suite and walk in electric shower. From the lounge you will also find a large double bedroom with space for a range of bedroom furniture all complimented with a bay window to the front.

Beyond the main house, a delightful, detached chalet stands as an added bonus, presently utilized as an Airbnb. This chalet provides not only an additional living space/over spill accommodation but also a potential income stream, presenting a remarkable chance for homeowners to capitalize on the tourism appeal of the area. This is currently generating in excess of £6500 per annum.

Externally to the front there is parking and to the rear there is a decked garden area and utility area attached to the chalet.



THELOCATION...

LOCATION: Porth Bean Road, Newquay is a fantastic location for families looking for a convenient and enjoyable lifestyle. Situated in a desirable residential area, the property is conveniently close to a range of amenities, making it the perfect spot for easy living.

One of the standout features of this location is its proximity to schools. The property is situated directly opposite from St Columb minor Academy and Treviglas Academy, making it an ideal location for families with children of all school ages. This ensures that getting to and from school is an easy and stress-free experience.

For those who love the beach, the location of Porth Bean Road couldn't be better. The stunning Porth beach is just a short walk away, providing easy access to one of the most beautiful and picturesque beaches in the area. Whether you're looking to take a relaxing stroll along the sandy shores, or you're keen to dive into the waves, Porth beach has something for everyone.

In addition to the nearby schools and beaches, Porth Bean Road is also within easy reach of a range of amenities. Whether you need to stock up on groceries, grab a quick coffee, or enjoy a meal out with the family, there are plenty of options available just a short distance from the property.

Overall, Porth Bean Road is a prime location for families looking for a convenient, enjoyable, and comfortable lifestyle. With its proximity to schools, beach, and amenities, it ticks all the boxes for a perfect family home.

WHAT3WORDS: Refilled.gadgets.hops



THE FLOORPLAN...

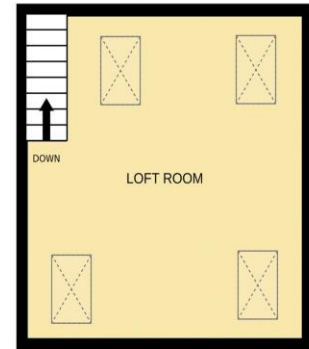
GROUND FLOOR



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...

Ground Floor Flat

Bedroom 1
14' 0" x 12' 8" (4.26m x 3.86m)

Living Room
13' 7" x 9' 11" (4.14m x 3.02m)

Kitchen
8' 7" x 8' 0" (2.61m x 2.44m)

Dining Room
9' 10" x 7' 4" (2.99m x 2.23m)

Shower Room
8' 8" x 3' 5" (2.64m x 1.04m)

Upper Floor Flat

Entrance Hall

Open Plan Kitchen/Lounge/Diner
24' 6" x 15' 9" (7.46m x 4.80m)

Loft Room
15' 4" x 15' 0" (4.67m x 4.57m) Max measurements

Bedroom
7' 5" x 6' 6" (2.26m x 1.98m)

Shower Room
8' 8" x 4' 11" (2.64m x 1.50m)

Chalet

Open Plan Bedroom/Kitchen
13' 5" x 7' 7" (4.09m x 2.31m)

Shower Room
7' 8" x 3' 3" (2.34m x 0.99m)

Utility room

MORE INFO...

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web: www.newquaypropertycentre.co.uk

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