

# NEWQUAY PROPERTY CENTRE



FAMILY HOME WITH DETACHED ANNEX! A DECEPTIVELY SPACIOUS THREE STOREY FAMILY HOME WITH TWO BEDROOMS PLUS LOFT ROOM, AS WELL AS A FULLY DETACHED SELF-CONTAINED 1 BEDROM CHALET. LARGE GARDENS, SEA VIEWS, AND A SUPER LOCATION CLOSE TO SCHOOLS AND JUST A SHORT WALK FROM PORTH BEACH.



22 Coronation Way, Newquay, TR7 3JL

£289,000  
Freehold

our ref: CNN9780

01637 875161



# IN BRIEF...

- Type: House
- Style: Terraced
- Age: Older
- Bedrooms: 3
- Reception rooms: 2
- Bathrooms: 2
- EPC: D
- Council tax band: A
- All mains services
- 
- TWO HOMES IN ONE!
- FAMILY HOUSE WITH 2 BEDS + LOFT ROOM
- DETACHED FULLY SELF-CONTAINED 1 BED CHALET
- LARGE SUNNY GARDENS
- STUNNING SEA VIEWS OVER PORTH
- SHORT WALK TO THE BEACH
- CLOSE TO MANY POPULAR SCHOOLS
- PERFECT FAMILY LOCATION
- NO ONWARD CHAIN



## OWNERSAYS...

“When I lived here, I loved the convenience of the location and being so close to the beach.”



## CONSIDER THIS...

WHAT WE LOVE: 22 Coronation Way offers a unique opportunity to create your family's dream home in a welcoming community. Its flexibility, potential, and convenient location make it a rare find for generations to come.

## MOREDETAIL...

**SUMMARY:** Welcome to 22 Coronation Way, a lovely family home that offers incredible flexibility and a range of family-friendly features. This property is truly two homes in one, making it perfect for multi-generational families.

**Main House:** Upon entering, through an open-faced storm porch there is a bright hallway with staircase. The kitchen, equipped with modern units and rear garden access, is ideal for preparing family meals.

The separate lounge/diner is filled with natural light, thanks to its dual aspect and patio doors to the rear.

The first floor hosts a family bathroom with a shower over the bath and two generously sized double bedrooms. The rear bedroom offers stunning sea views over Porth and its beautiful island.

On the second floor, a spacious loft room with a Velux window to the rear also captures breathtaking sea views.

The main home features UPVC double glazing and gas-fired central heating.

While the property has been rented for many years and could benefit from cosmetic updates, it offers excellent potential to customise to your liking.

**Expansive Gardens and Self-Contained Chalet:** The rear gardens at 22 Coronation Way are expansive, particularly when compared to newer homes. They enjoy a westerly aspect, providing plenty of sunlight and a safe, enclosed space for children to play.

At the end of the garden, a fully detached timber chalet offers self-contained one-bedroom accommodation, ideal for dependent relatives or versatile use as a home office or studio.

At the front of the property, you'll find a residents' first-come, first-served parking bay as well as easy-to-find unrestricted street parking.



## THELOCATION...

**LOCATION:** Coronation Way in Newquay is a dream come true for any homebuyer looking for the perfect family location. Nestled between the charming communities of St Columb Minor and Porth.

One of the standout features of Coronation Way is its proximity to the stunning Porth Beach. Just a short stroll from your front door, this gorgeous stretch of coastline will become your family's favourite destination for weekend adventures.

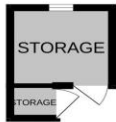
But the appeal of Coronation Way doesn't stop at the beach. This neighbourhood is also a haven for families with children, thanks to its convenient access to several popular schools. Parents will appreciate the ease of getting their kids to and from school, ensuring a stress-free morning routine.

In addition to its natural beauty and family-friendly amenities, Coronation Way offers easy access to the heart of Newquay, where you'll find a wealth of shops, restaurants, and entertainment options. Whether you're looking for a quiet day at home or an exciting night out on the town, this location strikes the perfect balance.



# 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...

### Entrance Hallway

8' 6" x 5' 3" (2.59m x 1.60m)

### Kitchen

13' 10" x 8' 5" (4.21m x 2.56m)

### Lounge/Diner

18' 9" x 10' 9" (5.71m x 3.27m)

### First Floor Landing

### Bathroom

7' 7" x 5' 7" (2.31m x 1.70m)

### Bedroom one

14' 2" x 9' 6" (4.31m x 2.89m)

### Bedroom Two

11' 9" x 9' 0" (3.58m x 2.74m)

### Loft Room

19' 10" x 8' 8" (6.04m x 2.64m)  
restricted head height

### Detached Chalet

### Kitchen

14' 11" x 7' 0" (4.54m x 2.13m)

### Living Room

14' 11" x 12' 9" (4.54m x 3.88m)

### Bedroom

11' 3" x 9' 8" (3.43m x 2.94m)

### En suite

11' 3" x 4' 9" (3.43m x 1.45m)

## MORE INFO...

call: 01637 875 161  
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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.