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43 Well Way, Newquay TR7 3LS

£625,000

A GORGEOUS THREE BEDROOM DETACHED BUNGALOW WITH A HUGE REAR GARDEN LOCATED WITHIN A FEW MINUTES WALK OF PORTH BEACH SEA GLIMPSES. THE ACCOMMODATION IS SPACIOUS, BRIGHT AND WELL PRESENTED OFFERING FLEXIBILITY AND FURTHER POTENTIAL TO EXTEND AND MODERNISE.

PROPERTY TYPE: Bungalow - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

FEATURES:

- THREE BEDROOM DETACHED BUNGALOW
- FIRST TIME TO THE MARKET IN 40 YEARS
- HUGE, BEAUTIFULLY CARED FOR REAR GARDEN
- SEA GLIMPSES
- JUST A FEW HUNDRED METERS TO PORTH BEACH
- TWO LOFT ROOMS
- GAS CH, UPVC DBL GL
- LONG DRIVEWAY AND GARAGE
- SPACIOUS, BRIGHT ACCOMMODATION
- EPC TO FOLLOW

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DESCRIPTION:

Porth is one of the most highly-desirable parts of Newquay, with everything a busy family needs right on the doorstep. Whether you want to spend a day at the beach in summer or enjoy a frosty winter hike across to Watergate Bay in the winter you're only minutes away from a multitude of fantastic outdoor options. Porth beach is around five minutes walk away, with uninterrupted coastal walks up to Watergate Bay, reaching all the way to Padstow, further north. The main town of Newquay is easily accessible on foot and by car and offers an array of cafes, restaurants, shops and bars. St Columb Minor Academy is within walking distance and for secondary aged children Treviglas and Tretherras are within a mile.

Well Way is one of the most popular roads to live on in Porth leading directly down to the beach within minutes, the properties are all very well cared for and some owners have created some very stylish 'Grand Design' style homes.

The current owners have lovingly cared for their home which they have resided in for 40 years; a real testament to what a great home this is! This attractive double fronted property which offers space, flexibility and practical family accommodation is designed to take advantage of the stunning views and location, just a few hundred meters from Porth Beach. The garden is huge and relatively flat, big enough for the whole family to enjoy a game of cricket in the summer!

A spacious hallway with stairs to the first floor guides you into this property where you will find the large dual aspect lounge on the right enjoying glimpses of Porth Beach and the coastline beyond. The lounge has a gorgeous box bay window, perfect for storm watching in the winter months and enjoying the most breath taking sunsets. Glazed doors allow for the natural light to flood through and lead from the lounge into the dining room which has a window to the side and a door to the kitchen. The kitchen, at the rear has a range of cream gloss units with space for the necessary white goods. Within the kitchen is a large cupboard housing the central heating boiler and the water tank. A sun room from the kitchen gives access to the garden.

All three bedrooms can be found off from the hallway, the largest double is at the front with a built in storage and a picture window enjoying glimpses of Porth Beach. The other two are at the rear. The main shower room is generous in size with a double shower and lots of natural light.

On the first floor, you will find two loft rooms and a bathroom. There's also plenty of storage in the eaves. This property has gas central heating and upvc double glazing throughout.

Externally, there is a long driveway with parking for multiple cars leading to a one and a half size garage which has light and power and access to the garden. The rear garden has been beautifully cared for over the years and has an abundance of well established plants, trees and shrubs with a huge lawn, a block built shed, an outdoor wc and a summer house where you can enjoy a glass of something cold whilst watching the sun set into the sea.

In summary, the location of this property is simply perfect for family life by the sea. It has huge potential and is sure to become a home that you will be proud of for many years to come.

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Hallway
4.65m x 4.34m (15'3 x 14'3)

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

Shower Room
2.54m x 1.52m (8'4 x 5'0)

Bedroom
2.79m x 2.36m (9'2 x 7'9)

Bedroom
3.66m x 2.97m (12'0 x 9'9)

Lounge
4.19m x 4.17m (13'9 x 13'8)

Dining Room
4.17m x 4.14m (13'8 x 13'7)

Kitchen
4.19m x 3.38m (13'9 x 11'1)

Sun Porch
1.88m x 1.02m (6'2 x 3'4)

Loft Room
4.98m x 3.48m (16'4 x 11'5)

Bathroom
2.29m x 1.68m (7'6 x 5'6)

Loft Room
2.24m x 2.16m (7'4 x 7'1)

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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		67	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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