



Beach Road | Porthtowan | Truro | TR4 8AA

**Asking Price £385,000**



# Beach Road | Porthtowan

## Truro | TR4 8AA

### Asking Price £385,000

Found within the popular beach side village of Porthtowan is this 5 Bedroom family home offering flexible accommodation to a growing family. The property comprises of an entrance hallway leading to the following: The light and airy kitchen/dining room is of a generous size fitted with a range of white wall and base units. The living room again is light and airy with an electric feature fireplace. The ground floor also benefits from a downstairs bedroom with an en-suite shower room. The garage/store has an up an over door with power and light supply with space for the washing machine and tumble dryer. On the first floor you will find the 4 bedrooms plus family bathroom with a separate W.C. To the front of the property there is driveway parking for a couple of vehicles, the rear garden is laid to lawn. The property has electric heating plus double glazing. The property benefits from no onward chain.

- Offered with No Onward Chain
- Family Home
- Generous size Kitchen/Dining
- Separate Living Room
- 4 Good Size Bedrooms
- Downstairs bedroom with En-suite
- Ample Driveway Parking
- Rear Garden
- Popular Village
- Accessed Via Private Road

#### Description

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#### Location

Situated on the main road through the village being a short walk from the popular surfing and bathing beach at Porthtowan. Local facilities within Porthtowan include a number of bars and cafes, local convenience store, hairdressers and schooling is at the nearby village of Mount Hawke. St Agnes is just a couple of miles away with a further range of local facilities, bars and bistros and in between is the picturesque National Trust cove at Chapel Porth, popular with the surfing community. Truro city is approximately 9 miles distant and those looking for air access to Cornwall, Newquay airport is approximately 25 miles distant.

#### Entrance Hallway





### Kitchen/Dining Room

18'11 x 10'6 (5.77m x 3.20m)

### Living Room

13'9 x 12'7 (4.19m x 3.84m)

### Downstairs Bedroom

9'11 x 8'4 (3.02m x 2.54m)

### En-suite

6'4 x 5'3 (1.93m x 1.60m)

### Garage / Store

10'3 x 9' 11 (3.12m x 2.74m 3.35m)

### First Floor

### Landing

### Bedroom

15'7 x 11'10 (4.75m x 3.61m)

### Bedroom

13'8 x 10 (4.17m x 3.05m)

### Bedroom

12'4 x 9'11 (3.76m x 3.02m)

### Bedroom

10'8 x 6'5 (3.25m x 1.96m)

### Bathroom

6'5 x 5'5 (1.96m x 1.65m)

### Outside

### Agents Note

Tenure: Freehold  
Council Tax Band: C  
EPC - ON ORDER  
Heating: Electric  
The property is accessed via a private road.

Consumer Protection from Unfair Trading Regulations 2008.

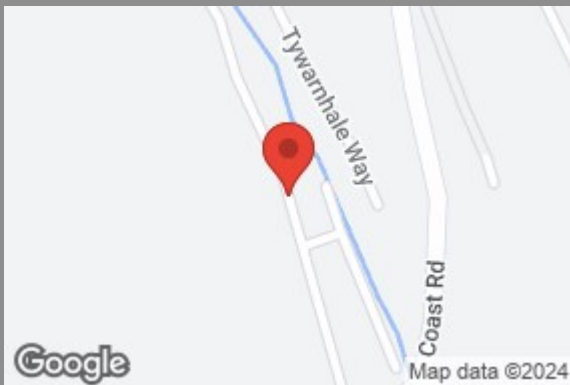
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

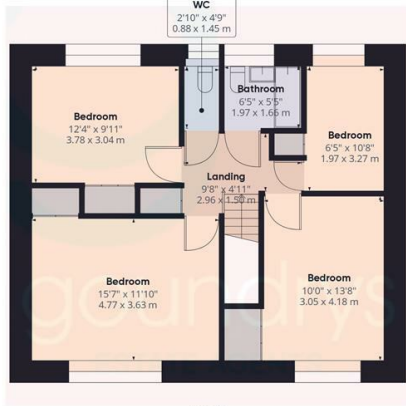
It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





**Approximate total area<sup>m</sup>**

1375.28 ft<sup>2</sup>

127.77 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 29	 80	 01-09	 02 plus
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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