



50 Bezant Place, Newquay, Cornwall, TR7 1SJ

COASTAL STUNNER IN PENTIRE! A LOVELY COTTAGE STYLE HOUSE IN THE PRESTIGIOUS DUCHY OF CORNWALL DEVELOPMENT BEZANT PLACE JUST A "STONE'S THROW" FROM FISTRAL BEACH. EXTENDED ACCOMMODATION INCLUDING TWO DOUBLE BEDROOMS, SOUTH FACING GARDENS AND CARPORT PARKING.

£320,000
Freehold

our ref: CNN10165

KEY FEATURES



2

- HIGHLY DESIRABLE COASTAL LOCATION
- SHORT STROLL TO FISTRAL BEACH



2

- LOVELY MODERN TWO-BEDROOM HOUSE
- EXTENDED ACCOMMODATION



1

- FANTASTIC KITCHEN/DINER
- BEAUTIFULLY REFITTED SHOWER SUITE

Energy rating (EPC) **C**

Council tax band:

Currently Non Domestic Rates

- SUNTRAP SOUTH FACING GARDENS
- CARPORT OFF STREET PARKING
- IDEAL HOME OR INVESTMENT
- NO ONWARD CHAIN

SUMMARY

Welcome to 50 Bezant Place, a charming two-bedroom home situated in the prestigious Duchy of Cornwall development in the heart of Pentire, Newquay. This highly sought-after coastal locale is renowned for its breathtaking scenery, tranquil ambiance, and vibrant community. Pentire is a peninsula that boasts some of the most picturesque landscapes on the North Coast, surrounded by the serene Gannel estuary to the south and the iconic Fistral Beach to the north.

The Gannel Estuary, a majestic tidal river, offers a peaceful retreat with its calm waters and lush surroundings. It is ideal for dog walking, paddle boarding, or simply soaking in the natural beauty, making it a haven for outdoor enthusiasts. On the northern side, Fistral Beach stands as one of Europe's most celebrated surfing beaches. Its vast expanse of golden sand is backed by protected dunes and the sparkling blue Atlantic. The northern end of Fistral is bustling with bars, restaurants, and boutique shops, ensuring fun-filled family days in the sun.



Bezant Place enjoys a prime position within this enchanting area, with both the Gannel estuary and Fistral Beach just a short stroll away, making it perfect for anyone looking to embrace a coastal lifestyle.

Built in the early 2000s, Bezant Place predates the renowned Nansledan development but shares its commitment to well-thought-out, aesthetically pleasing design. Number 50 is a testament to this, with a lovely two-bedroom layout that has been thoughtfully extended and improved. The front entrance leads into a welcoming living room with ample space for furniture and stairs to the first floor. The rear kitchen/diner is a delightful family space, enhanced by an extension that fills the area with natural light through Velux windows and rear patio doors. The kitchen features a modern range of shaker-style units with integrated appliances, creating an open and inviting atmosphere.

On the first floor, two spacious double bedrooms offer comfort and tranquillity. The beautifully refitted wet room style shower suite is fully tiled and features contemporary tones and sleek white sanitaryware. The home benefits from gas-fired central heating and timber double-glazed windows throughout, ensuring warmth and energy efficiency. The property is in excellent decorative order, ready for you to move in and make it your own.

The south-facing rear garden is a suntrap, perfect for enjoying alfresco meals or a cold drink on the landscaped patio. A carport at the rear provides safe off-street parking, with easy rear access to the garden. Whether you're seeking your first home, a second home, a buy-to-let investment, or a lucrative holiday let, 50 Bezant Place offers a versatile and appealing opportunity. With its modern, well-maintained accommodation and no onward chain, this property is ready to welcome its new owners. Don't miss the chance to own a slice of coastal paradise in one of Newquay's most desirable areas. Schedule a viewing today and experience the charm and comfort of 50 Bezant Place for yourself.

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ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Carport Parking

Heating and hot water: Gas Central for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Into:

Shower Room

6' 4" x 5' 4" (1.93m x 1.62m)

Lounge

15' 5" x 12' 9" (4.70m x 3.88m) Inc Stairs

Kitchen Area

12' 9" x 9' 8" (3.88m x 2.94m)

Dining Area

9' 1" x 8' 0" (2.77m x 2.44m)

First Floor Landing

Bedroom 1

12' 9" x 9' 8" (3.88m x 2.94m)

Bedroom 2

12' 9" x 8' 7" (3.88m x 2.61m) Max Measurements into Wardrobes



LIKE TO KNOW MORE?

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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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