



15 The Vista, Pentire Road, Newquay, Cornwall, TR7 1NX

AN EXCEPTIONALLY SPACIOUS, IMMACULATELY PRESENTED TWO-BEDROOM REVERSE LEVEL HOME, FEATURING A WOW FACTOR 30FT OPEN-PLAN KITCHEN/LIVING/DINING AREA, MASTER ENSUITE, PRIVATE SOUTH-FACING COURTYARD, AND ALLOCATED PARKING. LOCATED JUST A STONE'S THROW FROM FISTRAL BEACH.

£345,000
Leasehold

our ref: CNN8884

KEY FEATURES



2



1



2

Energy rating (EPC) **C**

Council tax band: **C**

- PRIME LOCATION NEAR WORLD-FAMOUS FISTRAL BEACH
- SOUTH FACING ELEVATED VIEWS OVER GANNEL ESTUARY
- PRIVATE SOUTH-FACING COURTYARD GARDEN
- GATED DEVELOPMENT WITH ALLOCATED PARKING
- 30FT OPEN-PLAN LIVING SPACE
- SEMI-VAULTED CEILINGS AND NATURAL LIGHT
- TWO DOUBLE BEDROOMS, ONE WITH ENSUITE
- LUXURY KITCHEN WITH NEFF APPLIANCES
- CONTEMPORARY REVERSE-LEVEL DESIGN
- IMMACULATE, TURNKEY CONDITION THROUGHOUT

SUMMARY

15 The Vista is a beautifully presented, contemporary home located within one of Newquay's most desirable developments on the Pentire Peninsula. This exclusive, gated community sits just 350 metres from the iconic Fistral Beach - renowned for its golden sands, rolling dunes, and world-class surf. The location is nothing short of exceptional, with the rugged Atlantic coastline on one side and the serene Gannel Estuary on the other, offering a unique blend of coastal drama and tranquil countryside views. Just a mile from Newquay's bustling town centre, Pentire offers the perfect balance of seclusion and convenience.

This stylish end-terrace property is positioned on the south-facing side of the development, enjoying a sunny private courtyard garden and picturesque, elevated views over the Gannel Estuary. Inside, the home is immaculately maintained and features an impressive reverse-level layout. The ground floor welcomes you into a spacious hallway, giving access to two generous double bedrooms and a sleek main shower room. The principal bedroom benefits from patio doors opening directly onto the garden, along with a beautifully finished ensuite bathroom, complete with Travertine natural stone tiling and a full-size bath with overhead shower. A utility cupboard with space and plumbing for white goods is also neatly tucked away on this level.



Upstairs, a stunning 30ft open-plan living space steals the show. With a semi-vaulted ceiling and dual-aspect windows, the room is bathed in natural light and offers sweeping roof top views across the surrounding countryside. The space easily accommodates both lounge and dining areas, while the contemporary kitchen is fitted with high-quality burl maple units, solid granite worktops, and integrated Neff appliances, including an oven, combination microwave, five-ring gas hob, extractor, fridge, freezer, and dishwasher. A breakfast bar adds a sociable touch, perfect for informal dining or entertaining.

Additional benefits include gas central heating, double glazing throughout, and an allocated parking space accessed via the rear gate. Being an end-of-terrace property, it also enjoys a slightly wider garden and the rare advantage of its own private side access. Visitor parking is available within the development, enhancing its practicality for guests.

Whether you're looking for a high-end holiday let, a secure lock-up-and-leave coastal retreat, or a stylish home in a prime Newquay location, this property is a rare find. Early viewing is highly recommended.

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THE LEASE:

Length of Lease: 999 years

Lease Start Date: Circa mid 2000's

Ground rent: N/A

Service charge & Info: £65 PCM

Freeholder: Share of Freehold

Management Company: Penina Management

Residential letting: Yes

Holiday letting: Yes

Pets: Yes

Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.

ADDITIONAL INFO

Tenure: Leasehold

Utilities: All Mains Services

Broadband: FTTP. For Speed, please refer to Openreach website

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

Parking: Allocated Space plus 5 x Visitor

Heating and hot water: Gas Central Heating for both

Accessibility: Level access

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Hallway

Bedroom 1

14' 1" x 9' 0" (4.29m x 2.74m)

Ensuite

7' 2" x 5' 6" (2.18m x 1.68m)

Shower Room

7' 2" x 5' 10" (2.18m x 1.78m)

Bedroom 2

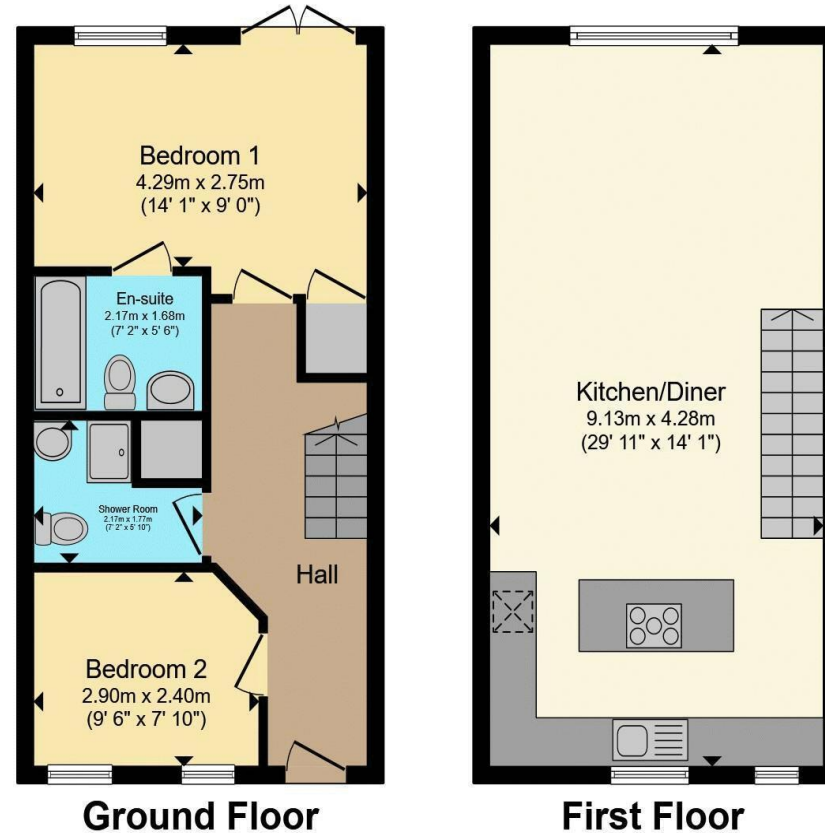
9' 6" x 7' 10" (2.89m x 2.39m)

First Floor

Open Plan

Lounge/Diner/Kitchen

29' 11" x 14' 1" (9.11m x 4.29m)



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Total floor area 76.4 sq.m. (822 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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