



NEWQUAY
PROPERTY
CENTRE



30 Surf View, Camullas Way, Newquay, Cornwall, TR7 1PP

A STUNNING SEASIDE HOME IN PENTIRE WITH BREATHTAKING SEA AND COAST VIEWS OVER FISTRAL BEACH. CONTEMPORARY, EXTENDED THREE STOREY ACCOMODATION WITH THREE BEDROOMS, ALLOCATED PARKING AND ON SITE HEATED COMMUNAL SWIMMING POOL, ALL JUST MOMENTS AWAY FROM THE BEACH.

£325,000
Leasehold

our ref: CNN10680

KEY FEATURES



3



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Energy rating (EPC) **C**

Council tax band: **A**

- EXTENDED THREE STOREY COASTAL HOME
- BREATHTAKING SEA AND COAST VIEWS
- ONSITE OUTDOOR HEATED POOL
- MODERN AND UPGRADED THROUGHOUT
- LOVELY SHAKER KITCHEN WITH APPLIANCES
- 3 SPACIOUS DOUBLE BEDROOMS
- PRIVATE FRONT AND REAR DECKED GARDENS
- GAS-FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ALLOCATED & VISITOR PARKING
- PERFECT HOLIDAY LET INVESTMENT

SUMMARY

Introducing 30 Surf View: A Modern Coastal Haven with Breathtaking Views. Nestled in the heart of Pentire, overlooking the iconic Fistral Beach, lies 30 Surf View- a beautifully updated, modern home offering unparalleled vistas of the sea and coastline. Boasting a prime position within the sought-after Surf View development, this residence not only captures the essence of coastal living but also presents a lucrative opportunity for holiday letting investment.

As you approach, a spacious sunny deck is a lovely place to relax.

Step inside to discover an inviting updated accommodation. First the kitchen/breakfast room has been updated with on trend units, solid wood worksurfaces and a range of integrated appliances.

Next, the stunning light filled lounge/diner has patio doors looking over the onsite pool and the gorgeous ocean beyond. The patio doors lead onto a small private decked area, perfect for a sunset drink.

Stairs rise to the first floor, where you'll find two of the three bedrooms, one of which enjoying the view, and a recently updated white bath suite with shower over the bath. A second set of stairs rise to the extended top floor bedroom,



which has the best of the incredible views from its front and rear Velux windows, this additional space adds another unexpected dimension to the already gorgeous home, perfect for home working, a child's or a guest bedroom.

Surf View is not just a feast for the eyes; it's designed for practicality and convenience too. With gas-fired central heating and UPVC double glazing throughout, you can enjoy year-round comfort in contemporary surroundings.

Outside, the development offers ample parking for residents and visitors alike, with an allocated space conveniently close to the apartment. Communal lawned gardens provide a tranquil setting for outdoor relaxation, while the pièce de résistance is undoubtedly the outdoor heated pool- perfectly positioned to soak in the views while enjoying a refreshing swim.

Whether you're seeking a permanent residence, a holiday retreat, or a savvy investment opportunity, Surf View ticks all the boxes. Don't miss your chance to own a slice of coastal paradise in one of Pentire's most coveted locations. Schedule your viewing today and prepare to be captivated by the beauty of Surf View.

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THE LEASE:

Length of Lease: 999 years

Lease Start Date: 1999

Ground rent: Included in the Service Charge

Service charge & Info: £147pcm

Management Company: Penina Management

Residential letting: Yes

Holiday letting: Yes

Pets: Yes

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: Available. For Type and Speed please refer to Openreach website

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

Parking: Allocated x 1, Visitor x15

Heating and hot water: Gas Central Heating for both.

Accessibility: Gently sloping path to entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance into Utility
Cupboard

Loft Bedroom
15' 7" x 10' 2" (4.75m x 3.10m)

Kitchen/Breakfast Room
10' 10" x 9' 4" (3.30m x 2.84m)

Lounge/Diner
20' 8" x 11' 0" (6.29m x 3.35m) Max incl Utility
Cupboard & Stairs

First Floor Landing

Bedroom 1
10' 10" x 9' 5" (3.30m x 2.87m)

Bathroom
7' 5" x 4' 9" (2.26m x 1.45m)

Bedroom 2
10' 9" x 9' 5" (3.27m x 2.87m)

LIKE TO KNOW MORE?

📞 01637 875 161

✉️ info@newquaypropertycentre.co.uk

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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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