



## 11 The Vista, Pentire Road, Newquay, Cornwall, TR7 1NX

A STYLISH TWO-BEDROOM TERRACE HOME IN A PRIME COASTAL LOCATION, JUST MOMENTS FROM FISTRAL BEACH. FEATURING OPEN-PLAN LIVING, STUNNING COUNTRYSIDE VIEWS, A PRIVATE COURTYARD, AND SECURE PARKING — AN IDEAL HOLIDAY LET, SECOND HOME, OR PERMANENT RESIDENCE. CHAIN-FREE!

£325,000  
Leasehold

our ref: CNN10153

# KEY FEATURES



2

- STYLISH TWO-BEDROOM TERRACE HOME ON PENTIRE PENINSULA
- SHORT WALK TO FISTRAL BEACH AND COASTAL FOOTPATHS



1

- OPEN-PLAN LIVING SPACE WITH VAULTED CEILING
- MODERN KITCHEN WITH GRANITE WORKTOPS AND INTEGRATED APPLIANCES
- STUNNING COUNTRYSIDE VIEWS AND SEA GLIMPSE



2

- PRIVATE SOUTH-FACING COURTYARD GARDEN WITH DECKING
- PRINCIPAL BEDROOM WITH ENSUITE AND PATIO DOORS
- SECURE GATED PARKING PLUS FIVE VISITOR SPACES

Energy rating (EPC) **C**

Council tax band: **C**

- NO ONWARD CHAIN FOR A QUICK SALE
- PERFECT HOLIDAY LET, SECOND HOME OR FAMILY RESIDENCE

## SUMMARY

Tucked away on the desirable Pentire Peninsula, just a short stroll from the world-famous Fistral Beach, this beautifully appointed two-bedroom terrace home offers a rare opportunity to enjoy coastal living at its finest. Positioned in one of Newquay's most sought-after areas, The Vista is perfectly placed for both beach lovers and those seeking a peaceful Cornish retreat.

Fistral is renowned for its golden sands, dramatic surf, and breathtaking sunsets, while the surrounding area offers scenic coastal walks, sea-view cafés, and a vibrant mix of restaurants, bars, and boutique shops. With the town centre less than a mile away and all the energy of Cornwall's surf capital within easy reach, this location strikes the ideal balance between seclusion and convenience. Whether you're spending the day on the waves, exploring the South West Coast Path, or simply enjoying a laid-back beach lifestyle, everything you need is right on your doorstep.

Inside, the home combines modern design with thoughtful touches throughout. You're welcomed by a well-proportioned entrance hall leading to two comfortable double bedrooms. The principal bedroom opens directly onto a private south-facing courtyard garden, creating a seamless indoor-outdoor connection and a tranquil space to enjoy a morning coffee or unwind in the evening sun. This room also benefits from a stylish ensuite bathroom, complete with a full-size bath, shower, and bidet—adding a touch of luxury. The second bedroom sits at the front of the home, with a contemporary shower



room just across the hall. A useful utility cupboard provides space for a washing machine and dryer, keeping everyday essentials tucked neatly out of sight.

Upstairs, the heart of the home is a bright and airy open-plan living space, designed to make the most of the elevated countryside views. A vaulted ceiling enhances the sense of space, while large Danish Rationel windows flood the room with light and frame the natural surroundings. The kitchen area is sleek and modern, finished with granite worktops and equipped with integrated appliances, including a fridge, freezer, dishwasher, and five-ring gas hob with electric oven and grill. Clever storage solutions and a sea glimpse from the kitchen windows add even more charm to this coastal retreat.

The enclosed, south-facing courtyard garden is a sun trap—laid mostly with timber decking, it's ideal for low-maintenance outdoor living, whether you're enjoying alfresco dinners, hosting guests, or simply soaking up the sunshine. The home also includes secure gated parking, along with five visitor spaces, and a communal tap perfect for rinsing sandy feet and wetsuits after a day at the beach.

Whether you're seeking a stylish coastal family home, a reliable long-term rental, or a high-performing holiday let or second home, this versatile property ticks all the right boxes. Offered chain-free and immaculately presented, this is an exceptional opportunity to own a piece of Cornwall's most iconic coastline.

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#### THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2006

Ground rent: N/A

Service charge & Info: £65.20 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: Yes. For Type and Speed please refer to Openreach website

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

Parking: Allocated space

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.

# FLOORPLAN & DIMENSIONS

## Entrance Hall

## 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

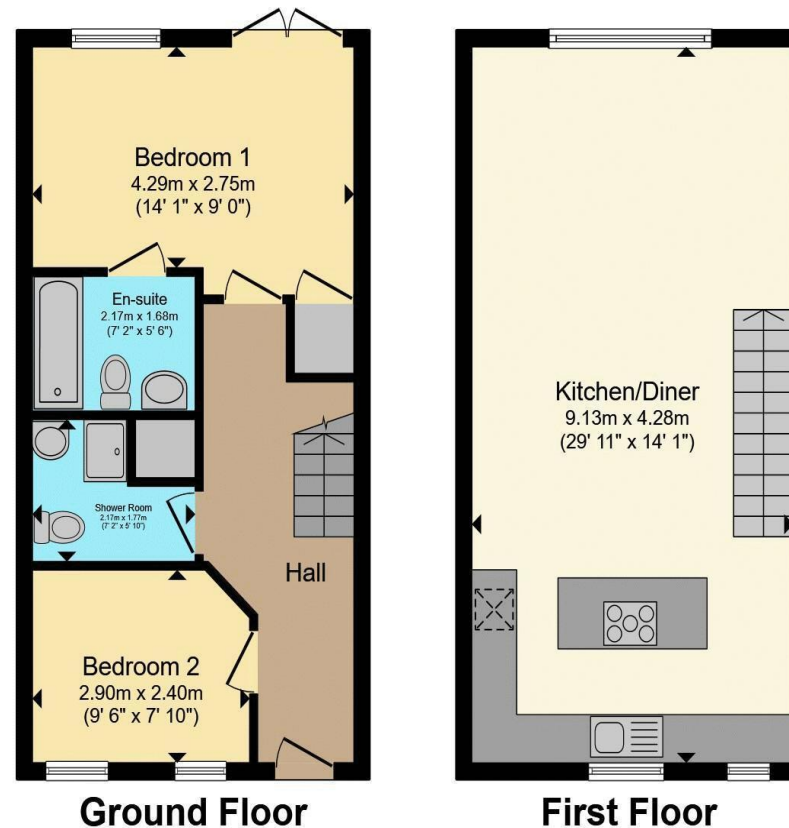
9' 6" x 7' 10" (2.89m x 2.39m)

## First Floor

## Open Plan

## Lounge/Diner/Kitchen

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



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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