

CORNWALL ESTATES



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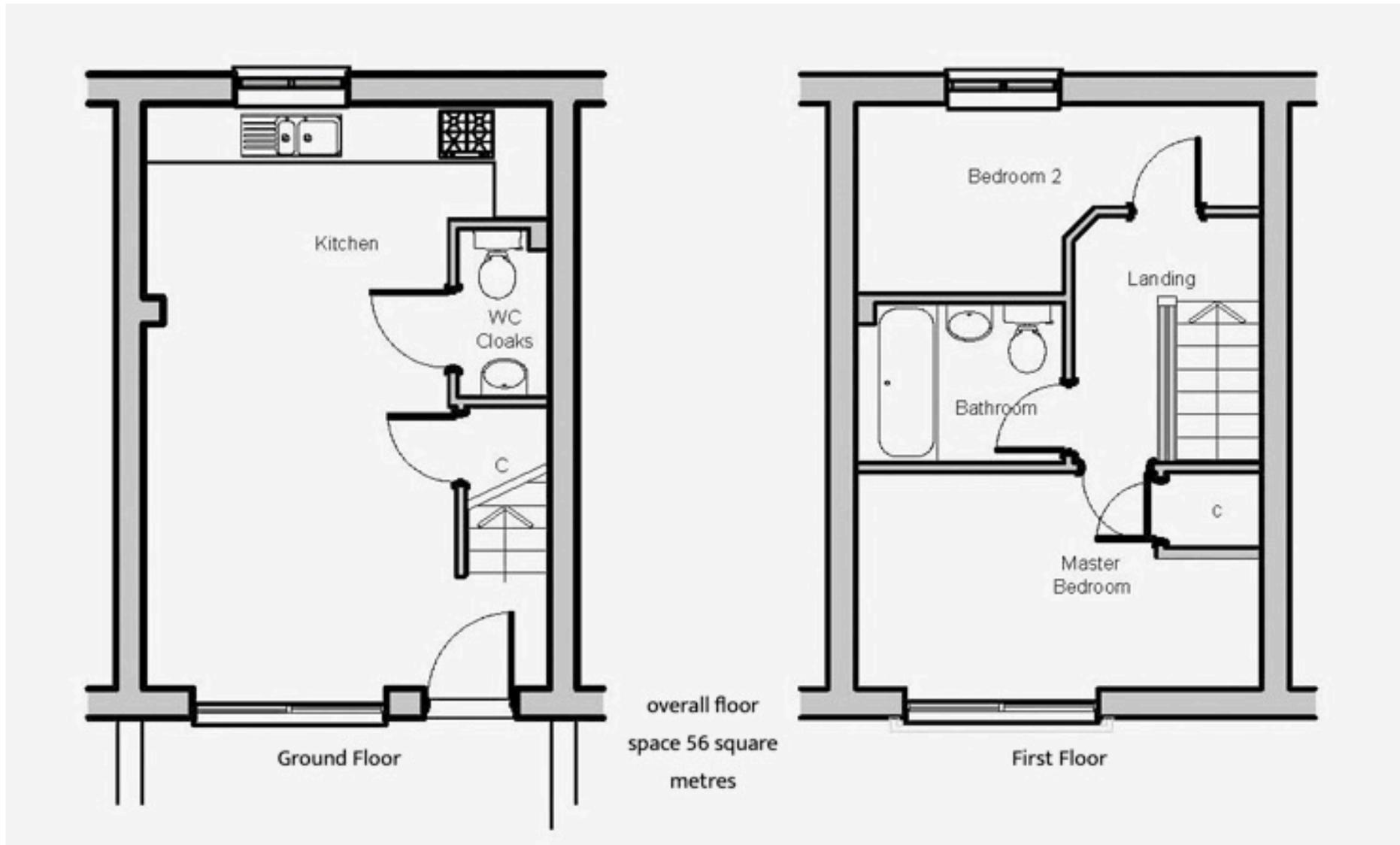
PADSTOW

19, Ocean Blue, Treyarnon
Bay, PL28 8JN

£375,000

- BEACHSIDE HOLIDAY HOME
- EXCLUSIVE DEVELOPMENT
- TWO BEDROOMS
- OPEN PLAN LIVING SPACE
- ALLOCATED PARKING
- GATED ENTRY
- TREYARNON BEACH 50metres





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The Pentire is a cottage style property in an exclusive development of just 22 properties within a minutes' walk of the beach. Set within secure gated entry and landscaped grounds, this property has an excellent holiday letting record and is sold fully furnished and equipped.

Presented in an immaculate fashion throughout with high specification interior finish to include ceramic tiled flooring, brushed chrome ironmongery, white sanitary ware, powder coated aluminium windows and doors, integrated security, satellite and entertainment systems. The accommodation comprises a dual aspect open plan living space with integral fitted kitchen including dishwasher, fridge and freezer, oven, hob and washer/dryer. The first floor offers two bedrooms, the master having a Juliette balcony overlooking the front courtyard lovely open countryside views from bedroom two, and family bathroom. There is a cloakroom on the ground floor, allocated parking and small terraced garden.



Ocean Blue is located just a stones throw from the beach at Treyarnon Bay, one of the most sought after bays in North Cornwall. The renowned surfing beach offers an interesting blend of sandy beach, rock pools, caves and gullies to explore and a natural swimming pool on the Northern side, plus stunning coastal walks in this area of natural beauty. Perfectly situated amidst the popular bays of Harlyn, Mother Ivey's, Constantine and Porthcothan, with the harbour town of Padstow within 5 miles and the award winning Trevose Golf Club just a mile away.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92-plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(92-plus) A
(69-80) C			(81-91) B
(55-68) D			82 83
(39-54) E			(69-80) C
(21-38) F			(55-68) D
(1-20) G			(39-54) E
	69	70	(21-38) F
<i>Not energy efficient - higher running costs</i>			
			(1-20) G
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

ACCOMMODATION

ENTRANCE

Front entrance door to lobby;

Stairs to first floor, open plan to;

LOUNGE / DINING ROOM & KITCHEN

6.3m x 3.4m extending to 4.4m Double glazed doors to the front, ten recessed spotlights, ceramic tiled flooring, understairs cupboard, radiator. A range of base & wall units incorporating a stainless steel 1.5 bowl sink unit, integral fridge and freezer, built in oven, four ring gas hob and stainless steel extractor over, integral dishwasher and washer / dryer. Double glazed window to the rear, door to

CLOAKROOM

Low level WC, fitted wash hand basin, radiator, recessed spotlight, tiled flooring & walls.

Stairs to first floor;

LANDING

Doors to;

BEDROOM 1

4.4m narrowing to 3.4m x 2.4m Double glazed sliding doors to Juliette balcony, three recessed spotlights, radiator, built in over-stairs cupboard.

BATHROOM

1.7m x 2.0m Panelled bath with shower over, heated towel rail, underfloor heating, fitted wash hand basin, low level WC, shaver point, three recessed spotlights.

BEDROOM 2

4.4m x 2.0m maximum Double glazed window to the rear with countryside views, radiator, two recessed spotlights, access to loft space.

OUTSIDE

Small, easy to maintain terrace at the front, allocated parking for one vehicle.

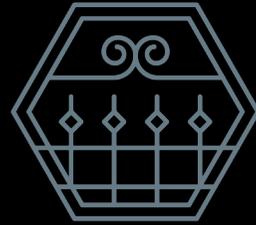
SERVICES

Mains electricity, water. Private gas & sewerage.

LEASEHOLD

999years from 01 January 2006. Annual management charge payable. Holiday use only





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