

**46 GOLF LODGES  
ATLANTIC REACH  
NEWQUAY  
CORNWALL**

**A modern and well appointed 4 double bed roomed (one en-suite) holiday home situated on a popular site with communal grounds and parking. Chain free sale.**



**£79,950**

REF: CCS00229

**UPVC DOOR TO:- \* OPEN PLAN LOUNGE/KITCHEN/DINER \* LOUNGE AREA \*  
KITCHEN/DINING AREA \* BEDROOM \* GROUND FLOOR SHOWER ROOM \*  
FIRST FLOOR \* LANDING \* BEDROOM TWO \* BEDROOM THREE \* BEDROOM  
ONE \* EN-SUITE SHOWER ROOM \* BATHROOM \* OUTSIDE \***

VIEWING: By appointment with Clarke's Sales & Lettings Ltd, St. Columb, Cornwall - 01637  
881470

## 46 Golf Lodges, Atlantic Reach NEWQUAY

This property provides opportunity to purchase a well proportioned 4 bed roomed holiday home that has been finished to a high specification. The home has good sized bedrooms all with built-in storage, the master bedroom having en-suite facilities. To the ground floor there is an open plan lounge/kitchen/diner, a ground floor shower room and a double bedroom. The home is heated by way of radiators and an electric boiler and is fully double glazed with UPVC windows and doors. The home is located within easy access to the sites facilities, communal gardens and parking. Atlantic Reach is set in 55 acres of the grounds of a 16th century Manor Estate. The sites facilities include indoor and outdoor swimming pool and fitness centre, cafe bar, beauty and health spa, nine hole golf course, licensed bar, restaurant and laundry facilities. The site is located approximately 7 miles from Newquay and is ideally located for exploring the rest of Cornwall. **VIEWING RECOMMENDED**

The accommodation with approximate dimensions is as follows:-

UPVC DOOR TO:-

OPEN PLAN LOUNGE/KITCHEN/DINER 26' 6" x 21' 11 (8.07m x 6.68m)



LOUNGE AREA 15' 3" x 10' 11 (4.64m x 3.32m)

UPVC double glazed window to front aspect, television point, recessed arched display area, wall mounted up lighters and inset down lighters, radiator. Stairs to first floor with storage cupboard under.

KITCHEN/DINING AREA 13' 1" x 12' 10 (3.98m x 3.91m)

Range of modern beech effect units with roll edged worksurfaces over. Integral electric oven and hob with concealed extractor hood over. Dishwasher, tall fridge freezer. Stainless steel sink and drainer with mixer tap over, tiled splashbacks, radiator. UPVC double glazed window to rear and door opening out onto patio area. Laminate flooring, inset downlighters.



**BEDROOM 9' 1" x 8' 4 (2.77m x 2.54m)**

Built in wardrobe with rail and shelving. UPVC double glazed window to rear. Wall mounted reading lights and inset downlighters. Radiator.

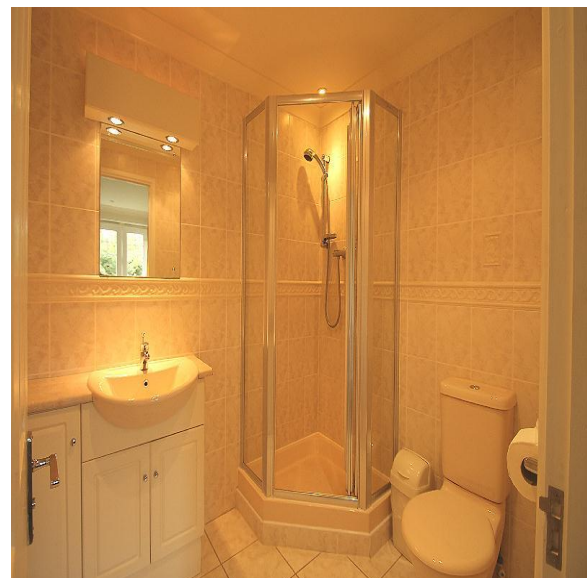
**GROUND FLOOR SHOWER ROOM 5' 7" x 5' 4 (1.70m x 1.62m)**

Modern suite in cream comprising walk-in shower with chrome effect fittings and screen, WC and wash basin with built in cupboards under. Shaver socket and spotlighting over mirror, extractor fan, radiator, downlighter.

**FIRST FLOOR**

**LANDING**

Airing cupboard housing electric boiler providing hot water and central heating, wall mounted control panel and immersion switch. Smoke alarm, ceilings, loft access.



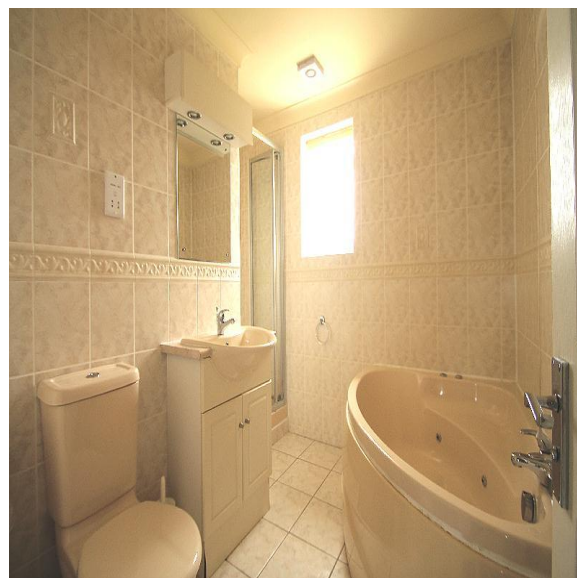
**BEDROOM TWO 11' 3" x 8' 10 (3.43m x 2.69m)**

Built-in wardrobe with rail and shelving. UPVC double glazed window to rear aspect, wall mounted reading lights and inset downlighters, radiator.

**BEDROOM THREE 11' 4" x 8' 1 (3.45m x 2.46m)**

Built-in wardrobe with rail and shelving. UPVC double glazed window to front aspect, inset

downlighters, radiator.



**BEDROOM ONE 11' 9" x 11' 3 (3.58m x 3.43m)**

Built-in wardrobe with rail and shelving. UPVC double glazed double doors with external railing to rear. Wall mounted reading lights and inset downlighters. Radiator.

**EN-SUITE SHOWER ROOM 8' 7" x 6' 1 (2.61m x 1.85m)**

Modern cream suite comprising walk-in shower with chrome effect fittings and screen, washbasin with built in cupboards under and WC. Shaver socket with spotlighting over mirror. Fully tiled floor and walls. Extractor fan.

**BATHROOM 8' 9" x 5' 5 (2.66m x 1.65m)**

Modern suite in cream comprising walk-in shower cubicle with chrome effect fittings and screen, jacuzzi corner bath, washbasin with built-in cupboards under and WC. Shaver socket with spotlighting over mirror. Window to front. Extractor fan. Radiator. Fully tiled floor and walls.



**OUTSIDE**

The property is set in the sites communal grounds which comprise lawned areas with paved pathways leading to each individual property. There is a paved patio area to the rear of the property. There are communal parking areas and all of the sites facilities can be easily accessed from the property.

**AGENTS NOTE**

THE LEASE The original tenure of the lease was 999 years.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

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