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6 The White House Tregurrian TR8 4AD

£325,000

A PRISTINE FIRST FLOOR TWO BEDROOM APARTMENT LOCATED WITHIN THE EXCLUSIVE GATED DEVELOPMENT OF THE WHITE HOUSE, JUST A SHORT WALK VIA A PRIVATE PATH TO WATERGATE BAY. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO BEDROOM FIRST FLOOR APARTMENT
- EXCLUSIVE, GATED DEVELOPMENT
- PRIVATE PATH TO THE WATERGATE BAY BEACH
- OPEN PLAN LIVING
- PRESENTED TO A SUPERB STANDARD
- EXTENSIVE COMMUNAL GARDENS
- ALLOCATED PARKING WITH EV CHARGE POINTS
- NO ONWARD CHAIN
- SURF STORE AND OUTDOOR SHOWER
- UP AND RUNNING HOLIDAY LET

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DESCRIPTION:

Welcome to Number Six The White House, a gorgeous first floor two bedroom apartment located in the luxury, highly sought after development of The White House, just a couple of minutes walk along a private path to Watergate Bay. This building was converted around 11 years ago and comprises of just ten exclusive apartments. Every detail has been considered ...there's electronic gates, a secure surf store, an outdoor shower and a private path taking you straight to the golden sand at Watergate Bay.

Watergate Bay, sandwiched between Newquay and Mawgan Porth is one of the most popular and sought after locations on the North Cornish coast. A haven for water sports lovers where surfers and sun worshipers can enjoy what is on offer with some magnificent cliff and coastal walks from here towards Padstow and Newquay. The Watergate Bay Hotel offers unparalleled dining with a variety of restaurants, bars and luxury spa options to suit every taste, budget and family member! Newquay Airport is only a 10 minute drive away and offers daily flights to London and various other national and International destinations.

Number Six The White House is currently run as a holiday let achieving good rentals throughout the year which makes it an excellent, up and running investment opportunity.

An electronically coded entrance gives access to the building and you will find Number Six on the first floor. A welcoming hallway with an intercom system gives access to all the rooms. At one end, the open plan, kitchen lounge diner offers plenty of space for cooking, dining and relaxing after a busy day at the beach with dual aspect windows allowing for an abundance of natural light. Within the sleek kitchen you will find an array of built in appliances including a fridge, freezer, dishwasher and oven with electric hob...not forgetting the all important wine chiller! A breakfast bar loosely separates this area and provides a casual spot for a pre-dinner glass of wine or morning coffee.

At the other end, you will find the two bedrooms, one generous double with a built in wardrobe and a smaller double currently with a double bunk bed. Off from the hallway, you'll discover a large storage cupboard with space and plumbing for a washing machine and a bathroom with a bath and shower over complimented by stunning tiling.

This property is presented to a flawless standard and has gas central heating throughout, high quality carpets and laminate flooring and fresh, bright decor. There's LPG heating provided via a communal boiler.

Externally, the communal grounds are extensive with a parking area with allocated parking for each apartment with EV charge points and a large, sunny lawned area.

AGENT'S NOTE:

This apartment has a restriction for holiday use only, the maximum stay at any one time is 6 months. Each owner owns a share of the freehold, the service charge varies, this year the cost was £5588.67.00, this included EV charges being installed, a sinking fund for future works and the maintenance of the communal areas.

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Hallway
3.28m x 2.29m (10'9 x 7'6)

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Kitchen Diner Lounge
6.40m x 3.15m (21'0 x 10'4)

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Bedroom
4.14m x 3.40m (13'7 x 11'2)

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Bedroom 2
3.25m x 2.57m (10'8 x 8'5)

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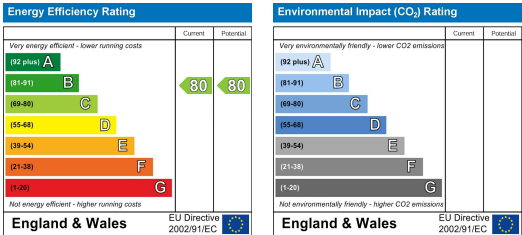
Bathroom
2.13m x 1.83m (7'0 x 6'0)

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FLOORPLAN:



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.