



3 Sandpiper Cottage, Beach Road, Newquay, TR7 3FG

david ball
Agencies

Welcoming to the market this two bedroom maisonette located just 40m from Porth Beach. This property comprises two double bedrooms with in-built wardrobes, family bathroom, open plan living space leading out to the balcony with views of Porth beach and Porth headland. This home would suit any purchaser looking for a holiday home or lucrative holiday let just a stones throw away from Porth Beach. Early viewing is strongly advised.

Guide Price £445,000 Leasehold -

Key Features

- CHAIN FREE
- COMMUNAL SEATING AREA
- 40M FROM PORTH BEACH
- OPEN PLAN LIVING
- LUCRATIVE HOLIDAY LET
- ALLOCATED PARKING
- BALCONY WITH SEA VIEWS
- COASTAL APARTMENT
- UNDERFLOOR HEATING THROUGHOUT

LOCATION

Being just 40m from the incredibly popular Porth Beach which is loved by locals and tourists alike, it is patrolled by Lifeguards daily from the 15th May through to 26th September meaning it is just perfect for families, couples and surfers alike. In addition there are spectacular coastal paths nearby such as the one out to Porth Island, the Mermaid Inn, which is a traditional style pub and restaurant right on the beach.

ENTRANCE HALL

Composite entrance door with obscure double glazed window. Thermostat controlling underfloor heating. Under stairs storage cupboard. Stairs to first floor.

MASTER BEDROOM

16'10" x 11'1" max (incl. wardrobe) (5.14m x 3.40m max (incl. wardrobe))

Aluminium double glazed window with patio doors leading to a Juliet balcony, looking out to Porth Beach. Built-in wardrobe with sliding doors. Thermostat controlling under floor heating. TV Point.





BEDROOM TWO

13'0" x 9'6" max (incl. wardrobe) (3.97m x 2.92m max (incl. wardrobe))

Aluminium double glazed window with sea views. Built-in sliding door wardrobe. Thermostat controlling underfloor heating. TV point.

BATHROOM

7'5" x 5'8" max (2.28m x 1.75m max)

Aluminium double glazed obscure window. Wall mounted wash hand basin and mixer tap set within a vanity unit with storage drawer below and LED light up mirror above. Tiled bath with mixer tap and mains overhead shower above. Closed couple WC with dual flush. Underfloor heating. Fully tiled walls. Tiled floor. Heated towel rail. Extractor fan.

OPEN PLAN LIVING AREA

24'0" x 18'5" max (7.32m x 5.62m max)

LOUNGE

Aluminium triple aspect double glazed windows including sliding doors leading to the balcony with stunning views across Porth beach and out to sea.

KITCHEN

Modern fitted kitchen to include a range of wall base and draw units with chamfer edge quartz stone worktop surfaces over and inset composite sink with mixer tap and drainer. Integrated BOSCH appliances include a microwave oven, dishwasher, fridge and freezer, electric oven and induction hob with stainless steel extractor hood above. Pull-up tower sockets.

BALCONY

25'8" x 3'6" max (7.83m x 1.08m max)

Composite decking with aluminium uprights and single glazed glass.

EXTERNALLY

Externally the property has a single allocated parking space and sunny communal seating area with unobstructed sea views.

COUNCIL TAX BAND - D

LEASEHOLD INFORMATION

Leasehold - Share of Freehold

999 year lease from 29/07/2014

Peppercorn ground rent

Service charges payable are one ninth of the cost of the who expenditure incurred by the management company



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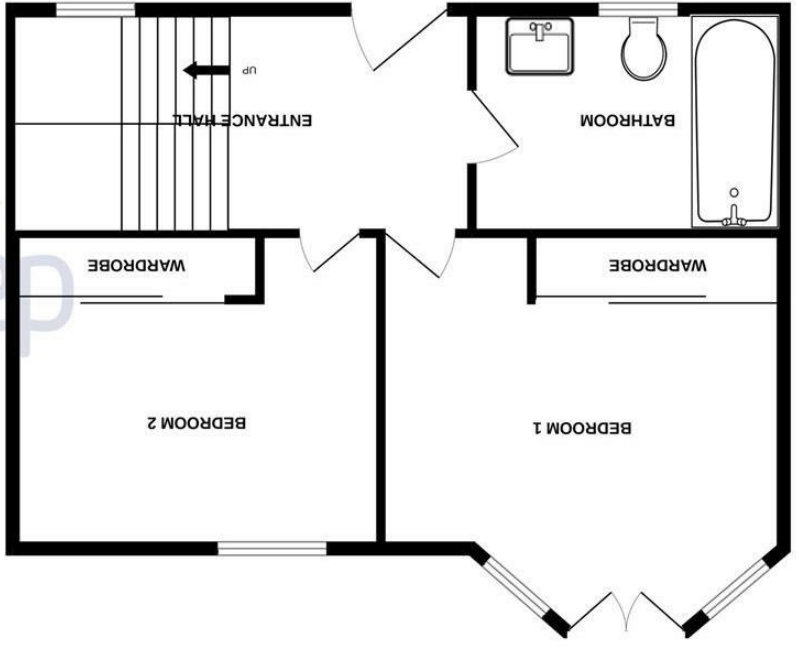
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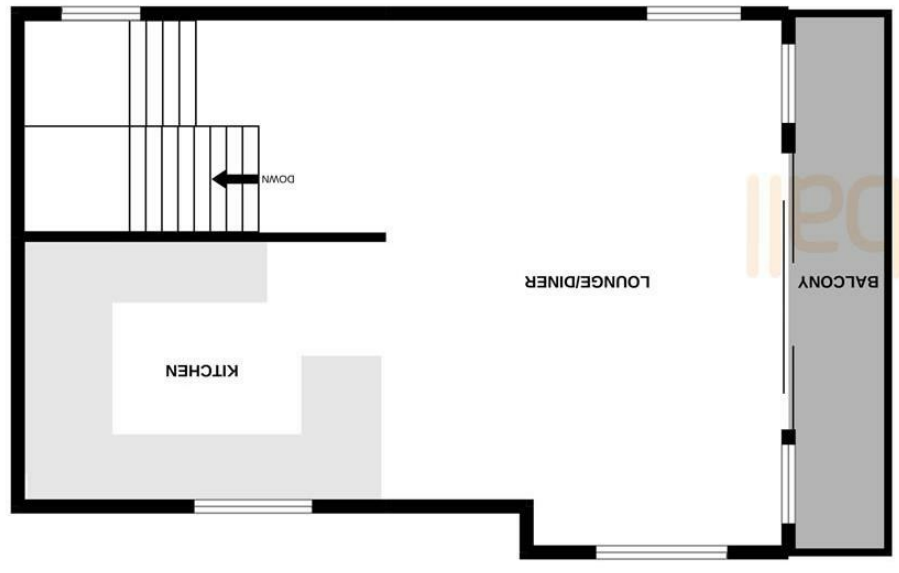
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating	
Current	Potential
82	82

England & Wales	
EU Directive 2002/91/EC	
A	Very energy efficient - lower running costs
B	(61-81)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	

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