



32 Beachcombers, Watergate Bay, Newquay, TR8 4AB

david ball
Agencies

A rare opportunity to purchase one of the most successful one double bedroom holiday let apartments in this popular Watergate Bay development. Number 32 benefits from having elevated unobstructed views out over Watergate Bay. This versatile property offers a modern open plan living space with a shower room and a cloakroom. The apartment also offers an allocated parking space.

Offers In The Region Of

Key Features

- Chain Free
- Successful Holiday Let
- Private Balcony With Sea Views
- Allocated Parking Space
- Modern Open Plan Living Space
- Shower Room
- EPC - C

LOCATION

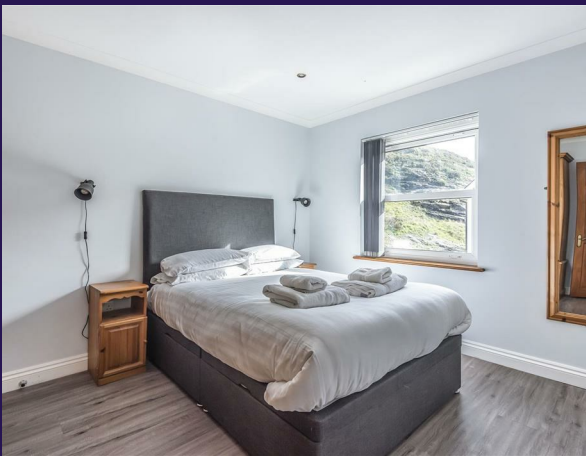
Combers is situated in Watergate Bay, ideally positioned between Newquay and Padstow. Watergate Bay is renowned for its stunning beach and also offers amenities such as The Watergate Bay Hotel, a pub, and a restaurant. Newquay Airport is approximately three miles away. Newquay, located around seven miles from Watergate Bay, provides a wide range of amenities including shops, schools, bars, nightclubs, and restaurants. The town also features a historic working fishing harbour and access to some of Europe's most impressive coastline. Padstow, also nearby, is a charming harbour town offering a selection of cafes, restaurants including Rick Stein's art galleries, and a variety of shops, all set around its picturesque working harbour.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

Composite door to the rear elevation. Double glazed sash window to the side elevation. Door to open plan living space.





OPEN PLAN LIVING SPACE

Double glazed sliding doors gaining access to the balcony which provides stunning views over Watergate Bay and the iconic Newquay Headland beyond. opening into

KITCHEN AREA

A range of base, wall and drawer units with roll top work surfaces over. Inset stainless steel sink unit with mixer tap. Integrated electric oven with four ring gas hob over. Extractor fan. Integrated under counter fridge and dishwasher. Part tiled walls.

BEDROOM ONE

Double glazed sash window to the rear elevation. Door to cloakroom.

CLOAKROOM

Close coupled WC with dual flush. Pedestal wash hand basin. Heated towel rail. Fully tiled walls.

SHOWER ROOM

A corner shower unit with mains overhead shower and screen. Close coupled WC with dual flush. Wash hand basin set within a vanity unit. Extractor fan. Shaver point. Heated towel rail. Fully tiled walls.

EXTERNALLY

The property comes with one allocated parking space.

SERVICES

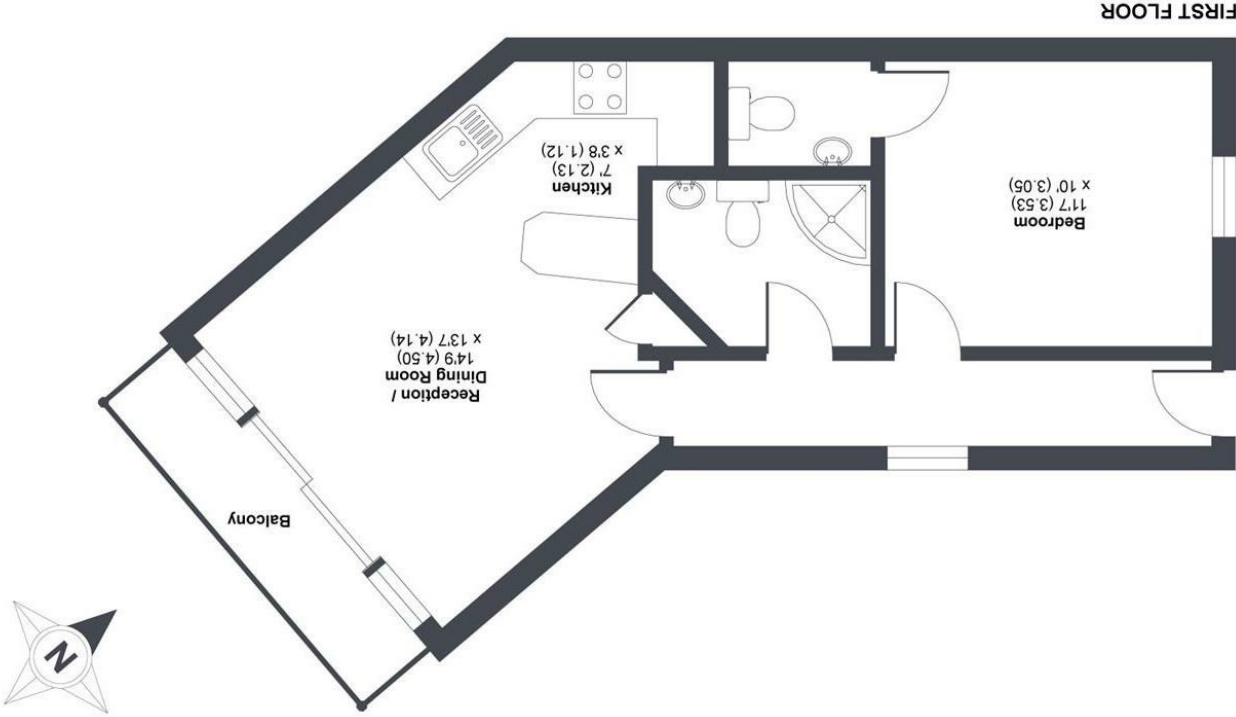
The following services can be found at the property: Mains electric, gas, water and drainage, however, we have not verified any of the connections.

COUNCIL TAX BAND - BUSINESS RATED



Beachcombers Apartments, Watergate Bay, Newquay, TR8

APPROX. GROSS INTERNAL FLOOR AREA 460 SQ FT 42.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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david ball
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01637
850850

www.davidballagencies.co.uk



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e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating		
Current	Potential	
80	82	
England & Wales		
EU Directive 2002/91/EC		

Very energy efficient - lower running costs

(82 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs