

3 Hatfield Crescent, Newquay, Cornwall, TR7 1SL



ATTRACTIVE 3 BEDROOM CRESCENT TOWN HOUSE IN PENTIRE WITH SPECTACULAR SEA VIEWS OVER FISTRAL BEACH, AN ENCLOSED SOUTH FACING REAR GARDEN AND ALLOCATED COVERED PARKING SET WITHIN GATED GROUNDS JUST A SHORT WALK FROM THE BEACH

- Stunning views over Fistral Beach
- Enclosed South Facing Rear Garden
- Prime Residential Location
- Vacant Possession – no onward chain
- 3 Double bedrooms, 2 bathrooms, flexible layout
- Double glazing and gas central heating
- Allocated covered car parking
- Kitchen and separate utility room
- Short walk to Fistral Beach
- 1250 sq ft of accommodation on three floors

Price £595,000 Leasehold

LOWER GROUND FLOOR HALLWAY

14' x 3'3 (4.27m x 0.99m)

LOWER GROUND FLOOR BEDROOM

16'8 x 11'6 (5.08m x 3.51m)

UTILITY ROOM

10'10 x 7'11 (3.30m x 2.41m)

SHOWER ROOM

9'4 x 4'7 (2.84m x 1.40m)

MIDDLE FLOOR HALLWAY

8'5 x 3'4 (2.57m x 1.02m)

LOUNGE

17'7 x 14'6 (5.36m x 4.42m)

KITCHEN

13'2 x 8'9 (4.01m x 2.67m)

TOP FLOOR LANDING

9'2 x 4'0 (2.79m x 1.22m)

FRONT BEDROOM

11'4 x 14'6 (3.45m x 4.42m)

REAR BEDROOM

16'10 x 8'4 (5.13m x 2.54m)

BATHROOM

9'1 x 5'10 (2.77m x 1.78m)

TENURE

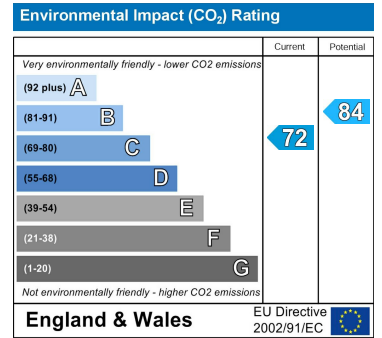
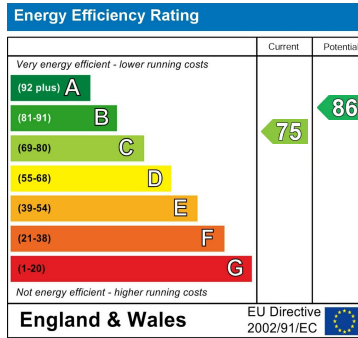
The property itself is held on a 999 Year lease from 2001 with a monthly ground rent and service charge payment of £220 per property to cover buildings insurance, gardening maintenance, window cleaning and external periodic decoration. The freehold is owned by the Hatfield Crescent Management Company Ltd, of which each property owner is an equal shareholder.

SERVICES

All mains

COUNCIL TAX

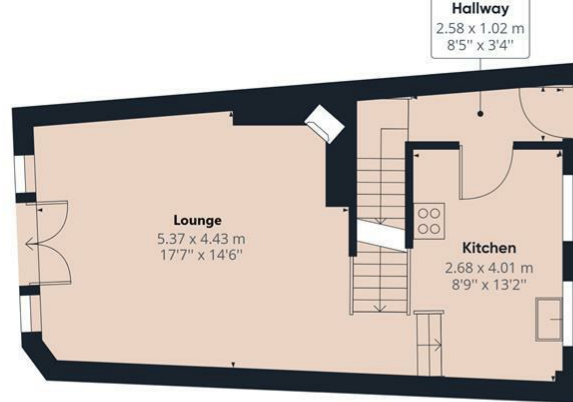
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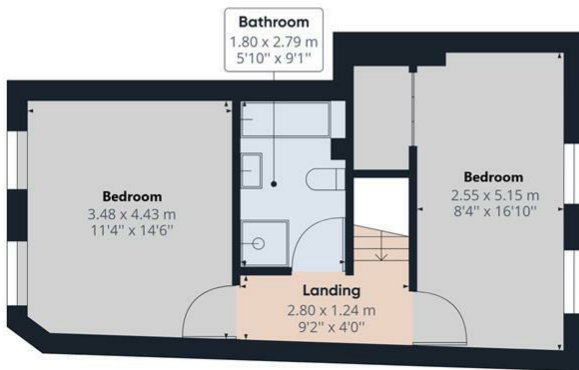




LOWER GROUND FLOOR



MIDDLE FLOOR



TOP FLOOR



Approximate total area⁽¹⁾

116.97 m²
1259.10 ft²

Reduced headroom

0.19 m²
2.09 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Start & co

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