

18 Ocean Heights Edgcumbe Gardens, Newquay, TR7 2FR



END OF TERRACE WITH PARKING UPTO 4 CARS | LARGER PLOT WITH SIDE ACCESS & BLOCK BUILT STORAGE | Immaculate condition end of terrace 3 double bedroom town house just a couple of minutes walk the very popular Tolcarne Beach and a level walk to Newquay Town Centre.

- Successful holiday let and loved holiday home just minutes from the beach
- Gas central heating, double glazing and solar panels
- No onward chain with possession from September 2025
- Level walk to Newquay town and a couple minutes from the beaches
- Modern contemporary fixtures and fittings throughout
- Low maintenance mature, sunny rear garden with storage

Price £380,000 Freehold

Ocean Heights is a modern residential terrace on the popular road of Edgecumbe gardens, which in recent years thanks to the proximity both to Chester Road shopping complex and Newquay Town Centre has become very popular for both residential and holiday home buyers. An influx of independent Cafes, Coffee Shops and Bars has made the town an even more popular holiday destination with a unique multicultural and inclusive feel. This, coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. This along with the flexible modern nature of working, has led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

Ocean Heights is a fairly unique modern build for the area offering people a low maintenance modern property in the form of a freehold house rather than the more usual apartments suited mainly to holiday letting. No18 is a prime example and benefits from a wider parking area to the front a side access gate leading directly into the rear garden which subsequently benefits from being a wider and deeper plot to the neighbouring properties.

Entering the property the entrance hall presents the stairs to the first floor and access to the kitchen. Open to the lounge the kitchen is separated by the through hall and WC but the open nature provides the space with light thanks to the front to back dual aspect. The kitchen is modern with a range of handleless white kitchen units with all of the expected integral appliances. From the kitchen, access to the lounge passes the downstairs WC, under stairs storage cupboard and opens into the lounge/diner with sliding doors onto the rear lower patio garden.

On the first floor are 2 double bedrooms with family bathroom providing a a corner bath with shower over. The rear room has ample space for a free standing wardrobe with the front bedroom having an integral cupboard which also houses the gas combination boiler providing the hot water and central heating throughout.

The second floor provides the master bedroom accommodation which has a generous bedroom space, ample room for a dressing area with double integral built in wardrobe and a shower en-suite to the rear.

Outside the property benefits from a private side access path leading to the rear lower patio. The lower patio is private thanks to the planted divide from the higher patio landscaped with large palms and shrubs providing a nice coastal feel from the lounge doors. External stairs gives access to the top patio which provides a sunny external seating area and block built storage. Thanks to the side access and absent shared path across the rear, the plot is noticeably bigger than the neighbouring properties. To the front is generous parking for 2/3 larger vehicles and potential for accommodating 4 smaller vehicles.

TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
The property is currently used as a holiday let and has a rateable value of £3,600 per annum. The neighbouring properties are council tax Band D.

BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 69Mbps
Mobile coverage: Likely
(Source: OFCOM)

AGENTS NOTES
The house is holiday let throughout summer 2025 with viewings strictly by appointment only. Vacant possession will be available from Mid-September 2025.

FIXTURES & FITTINGS
The house is available fully furnished subject to separate negotiation.





