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14 Bezant Place, Newquay TR7 1SJ

£475,000

A FOUR-BEDROOM TOWNHOUSE JUST A FEW MINUTES' WALK FROM THE WORLD-FAMOUS FISTRAL BEACH AND THE BEAUTIFUL RIVER GANNEL. THIS IMPRESSIVE HOME IS PRESENTED TO THE HIGHEST POSSIBLE STANDARD, WITH STUNNING OCEAN VIEWS, ALLOCATED PARKING AND A NEAT, SUNNY, LOW-MAINTENANCE GARDEN. OFFERED FOR SALE WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- EXCEPTIONALLY SPACIOUS FOUR DOUBLE BEDROOM TOWN HOUSE
- THOUGHTFULLY IMPROVED AND RECONFIGURED BY THE CURRENT OWNERS
- THREE GORGEOUS UPDATED BATHROOMS, ONE ON EACH FLOOR
- NEAT, LOW-MAINTENANCE REAR GARDEN WITH DECKING AND ARTIFICIAL GRASS
- NO ONWARD CHAIN
- A FEW MINUTES WALK TO FISTRAL BEACH AND THE RIVER GANNEL
- CLOSE TO NEWQUAY TOWN, GOLF CLUB, RESTAURANTS AND LOCAL AMENITIES
- IDEAL AS A FAMILY HOME/LUCRATIVE HOLIDAY LET
- UPGRADED KITCHEN DINER
- ALLOCATED PARKING

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DESCRIPTION:

Bezant Place is a highly regarded Duchy of Cornwall development, superbly positioned between Fistral Beach and the River Gannel. The location really is exceptional, with the golden sands of Fistral just a few minutes' walk away and the beautiful Gannel Estuary equally close for paddle boarding, kayaking or simply enjoying the scenery. It is a very special part of Newquay. A home on the Pentire peninsula is something many people dream of, and it is easy to see why this location is so highly sought after. Fistral Beach is one of the world's top surfing destinations and a real playground for water sports enthusiasts, with excellent opportunities to learn to surf. It also plays host to major events including Boardmasters each year.

Just a short stroll away, the vibrant town of Newquay offers an excellent choice of cafés, restaurants, bars and shops, with some highly regarded schools within easy reach. Newquay Golf Club is particularly well regarded, enjoying an enviable position overlooking the world-famous Fistral Beach. There are numerous excellent restaurants nearby, including the award-winning Fish House and The Stable, both perched above Fistral. The iconic Headland Hotel is around a ten-minute walk and is home to the five-star Aqua Club, with six pools, restaurants and leisure facilities. Tucked away within a quiet gravelled courtyard of just five properties, this home enjoys a peaceful position away from passing traffic. It has been significantly improved and reconfigured by the current owners in recent years, including the addition of three new bathrooms and a stunning new kitchen. The property is presented to an exceptionally high standard throughout, with a stylish, contemporary finish.

The entrance hallway has useful under-stairs storage, a contemporary shower room and stairs rising to the first floor. There is a double bedroom to the front, while the rear of the ground floor is dedicated to the impressive kitchen/dining room. This has become the real hub of the home and is a fantastic family and entertaining space, fitted with a superb range of on-trend navy blue matt units, integrated double oven and dishwasher, space for a fridge freezer and washing machine, plus a wine cooler. There is ample room for a large dining table and, with doors opening directly onto the garden, it is a wonderfully sociable space that works particularly well in the summer, creating a seamless flow between the house and garden.

On the first floor, there is a further double bedroom to the front, while the spacious living room occupies the rear and enjoys lovely sea glimpses. There is ample space for a good selection of furniture, making this a comfortable and relaxing principal reception room. The family bathroom is also located on this floor and has a bath with shower over.

The second floor provides two further double bedrooms, including one with wonderful ocean views and far-reaching outlooks across the golf course. A recently fitted shower room is another real highlight, featuring a huge walk-in double shower, beautiful tiling and a luxurious finish that would not look out of place in a boutique spa, complete with rainfall shower head.

There is also access to the loft from the second floor, along with a useful cupboard housing the Megaflo hot water system and combination boiler. The property benefits from gas central heating throughout and recently replaced UPVC sash windows. Décor and carpets are modern, neutral and high quality, complemented by Karndean flooring to the hallway, kitchen and cloakroom.

Externally, there is allocated parking for one car, together with a visitor space within the courtyard. To the rear, the sunny garden is designed for easy maintenance, with a combination of decking and artificial grass providing an excellent space for outdoor dining, entertaining or simply relaxing in the sunshine. There is also a useful garden shed.

In summary, this is a superb home that is likely to appeal to a wide range of buyers. It would make an excellent permanent family home, a fantastic second home or an extremely attractive holiday let. Importantly, there are no holiday letting restrictions at Bezant Place, making holiday letting permitted. Combined with the exceptional location, stunning views and quality of accommodation, this is a rare opportunity to acquire a home in one of Newquay's most desirable locations

KITCHEN/DINER

4.97m x 4.20m (16'3" x 13'9")

BEDROOM 4

3.54m x 1.91m (11'7" x 6'3")

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ENTRANCE HALLWAY
2.65m x 2.13m (8'8" x 6'11")

GF SHOWER ROOM
1.94m x 1.94m (6'4" x 6'4")

LIVING ROOM
4.16m x 4.05m (13'7" x 13'3")

BEDROOM 3
4.17m x 2.89m (13'8" x 9'5")

BATHROOM
2.48m x 1.96m (8'1" x 6'5")

BEDROOM 2
4.20m x 2.77m (13'9" x 9'1")

BEDROOM 1
4.18m x 4.05m (13'8" x 13'3")

SHOWER ROOM
2.01m x 1.83m (6'7" x 6'0")

Property Listing Disclaimer

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All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



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