

CORNWALL ESTATES

PADSTOW



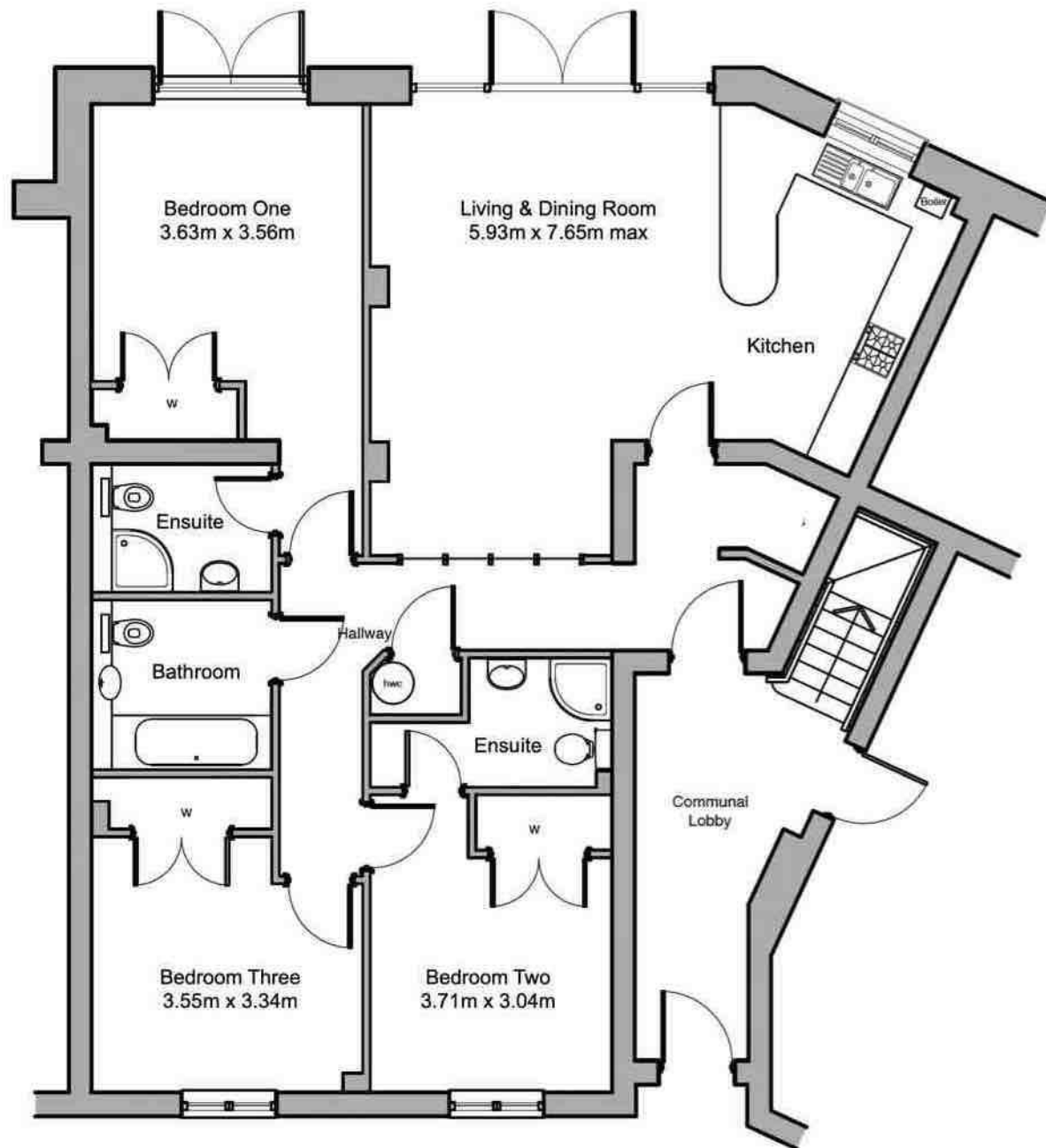
CORNWALL ESTATES

PADSTOW

**4 Ocean Blue, Treyarnon Bay,
PL28 8JN**

£795,000

- SEA VIEWS
- ENCLOSED GARDEN
- THREE BEDROOMS
- THREE BATHROOMS
- GATED DEVELOPMENT
- STONES THROW FROM BEACH



Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

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The exclusive Ocean Blue development at Treynon Bay has been one of the area's most popular holiday destinations since it was established in 2006, and Puffins really is the jewel in the crown. This stunning three-bedroomed property has everything you could dream of in a holiday apartment, with bright and spacious living areas and a dazzling view over the bay.

Entering via a communal lobby, a welcoming hallway gives way to the superb living areas, all situated at the front of the apartment. The design maximises the views towards the water, ensuring coastal light reaches all areas of the open-plan layout. Huge, sliding doors open wide onto a private patio and garden, offering a perfect spot for outside dining and summer BBQs. The summer sun sets over the sea directly in front of Puffins, so this gorgeous, enclosed garden becomes the ideal place for a sundowner cocktail, or an evening family get-together.

This single-storey apartment has a bright and airy master bedroom at the front of the home, featuring the same wonderful outlook of the beach and coastline and access to the garden through French doors. A further two bedrooms, one ensuite, sit to the rear of the apartment, and a bright and contemporary family bathroom completes the floorplan.

Puffins has been a successful holiday let for many years and will be sold fully furnished with bookings in place.

MATERIAL INFORMATION

Leasehold. 999 years from 2006. Service charges payable please ask the agent for more information. Superfast broadband available. No mobile phone reception. Allocated parking for one vehicle. Not for permanent residential use, holiday use only. Mortgage products may be limited. Surface water; the chance of flooding is low. The chance of flooding between 2040 and 2060 is medium. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low.











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