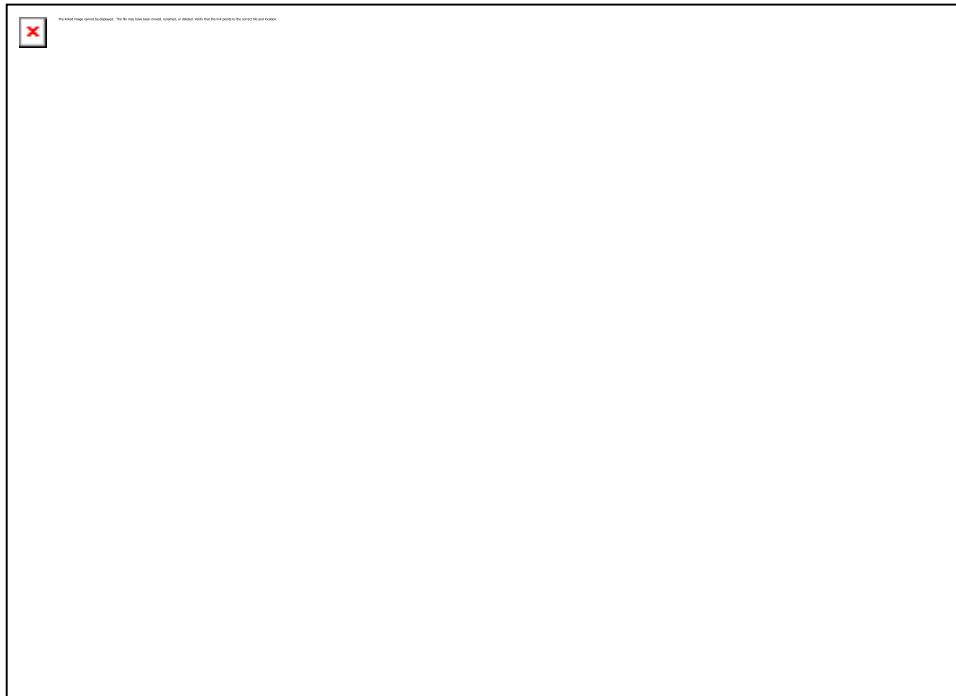


**111 ATLANTIC REACH  
NEWQUAY  
CORNWALL**

**A modern terraced two bedrooomed holiday villa situated on this popular holiday complex set within the grounds of a former manor house.**



**£39,500**

REF: CCS00251

**OPEN PLAN LOUNGE/KITCHEN/DINER \* LOUNGE AREA \* KITCHEN/DINING AREA \* FIRST FLOOR LANDING \* BEDROOM ONE \* BATHROOM \* BEDROOM TWO \* OUTSIDE \* AGENTS NOTE \***

**VIEWING:** By appointment with Clarke's Sales & Lettings Ltd, St. Columb, Cornwall - 01637 881470

## 111 Atlantic Reach Newquay

A modern terraced two bedroom holiday villa situated on this popular holiday complex set within the grounds of a former manor house. Number 111 Atlantic Reach is a very well presented terraced holiday home tucked away in a quieter part of the site close to all on site amenities on this popular holiday resort. The property offers modern and good size living accommodation with open plan lounge/kitchen/dining room, modern fitted bathroom and two double bedrooms both with storage. The property benefits from UPVC double glazing, fitted carpets to the first floor, modern fitted bathroom suite and kitchen units. The lease offers a twelve month holiday occupancy and would make an ideal 'bolt hole' or investment/holiday home. Atlantic Reach is set in 55 acres of the grounds of a 16th century manor estate, the ruins of which are still visible within the grounds. The site facilities include an indoor pool and fitness centre, cafe, bar, beauty and health spa, nine hole golf course, restaurant, and laundry facilities. The site is approximately 7 miles from Newquay and is ideally located for exploring the rest of Cornwall. The sandy north Cornish coast is approximately 5 miles, the larger shopping centre of Truro is approximately 14 miles and Newquay airport with daily flights to Gatwick, London Stanstead and other UK and European destinations approximately 5 miles away. AGENTS NOTE: The property needs to be viewed internally to be fully appreciated.

The accommodation with approximate dimensions is as follows:-

**OPEN PLAN LOUNGE/KITCHEN/DINER 23' 7" x 11' 8 (7.18m x 3.55m)**

### LOUNGE AREA

Carpet flooring, sunken spotlights, television point, under stair storage cupboard.



### KITCHEN/DINING AREA

Comprehensive range of modern base and wall mounted units with black granite fleck effect work surface over. Stainless steel one and a half bowl sink unit with drainer. Integral electric oven with four ring electric hob over, concealed extractor hood. Tiled splash backs. Built in fridge freezer. Tiled flooring, sunken spotlights, staircase to first floor landing. UPVC double glazed sliding patio doors to rear aspect.

### FIRST FLOOR LANDING

Loft hatch, smoke alarm, ceiling lights. All doors off.



**BEDROOM ONE** 11' 6" x 8' 2 (3.50m x 2.49m)  
UPVC double glazed window to front aspect, ceiling lights, wardrobes.

**BEDROOM TWO** 8' 9" x 9' 6 (2.66m x 2.89m)  
UPVC double glazed window to rear aspect. Large built in storage cupboards.



**BATHROOM**  
White suite comprising pedestal wash basin with mirror/light over, electric shower unit over. Low level WC. Tiled walls and flooring. Extractor fan. Heated towel rail.

#### OUTSIDE

There is a patio area to the front of the property with communal pathways to the main facilities. Atlantic Reach has extensive landscaped grounds with sweeping lawns and mature shrubs and trees. There is residents parking nearby to the property.

#### AGENTS NOTE

The home is being sold fully furnished and equipped (Some furniture and electrical appliances may vary from original specification). We have been informed there is a 999 year lease on this property. The holiday villa cannot be used as a permanent home as there is a covenant restricting its use for holiday use only. Atlantic Reach is open all year round.

Details of all relevant charges are available through Clarkes Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008.

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The Data Protection Act 1998

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