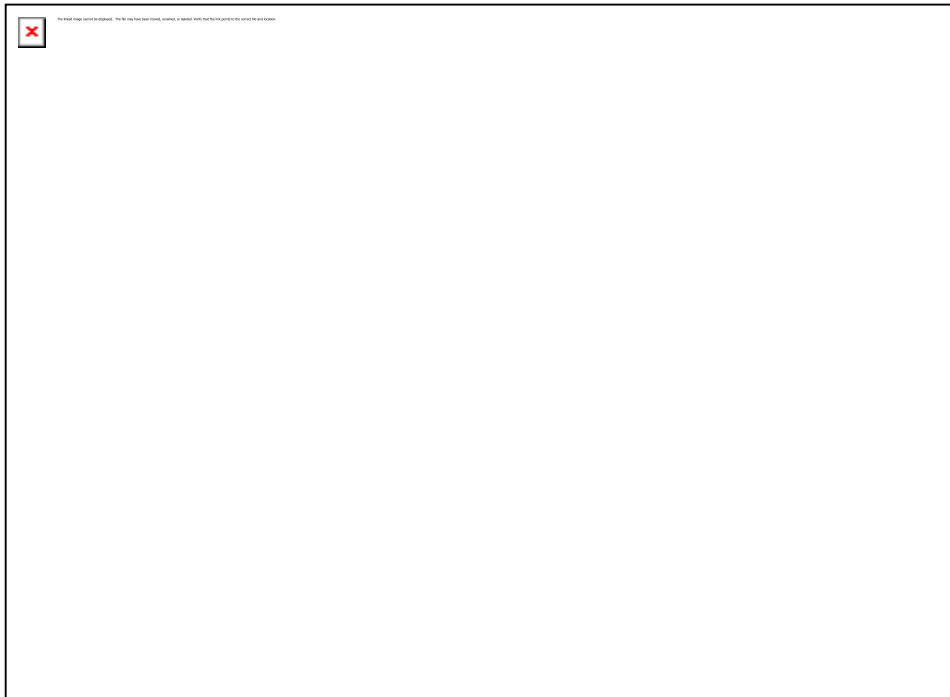


**6 ATLANTIC REACH
NEWQUAY
CORNWALL**

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



£39,950

REF: CCS00256

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

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

6 Atlantic Reach Newquay

Number 6 Atlantic Reach is a terraced holiday home tucked away in a popular 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. 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.

The accommodation with approximate dimensions is as follows:-

UPVC double glazed patio double doors into:-

OPEN PLAN LOUNGE/KITCHEN/DINER 23' 11" x 11' 8 (7.28m x 3.55m)



LOUNGE AREA

Spacious storage cupboard. TV and unit with shelving. Sofas. Coffee table. Ceiling light.

KITCHEN/DINING AREA

Fully fitted and equipped with a range of base and wall units with roll top work surface over. Stainless steel round bowl sink with mixer tap over. Tiled splash backs. Free standing cooker. Larder fridge. A full compliment of kitchen utensils, cutlery and crockery, UPVC double glazed door to rear aspect. Laminate flooring. Ceiling light. Stairs to first floor.

FIRST FLOOR LANDING

Loft hatch with space for storage. Smoke alarm. All doors off.

BEDROOM ONE 11' 8" x 8' 8 (3.55m x 2.64m)

Selection of bedroom furniture. Double bed. UPVC double glazed door to front aspect balcony, ceiling light, radiator.

SHOWER ROOM 3' 10" x 6' 1" (1.17m x 1.85m)

White suite comprising wash basin with light and shaver point over. Shower cubicle with electric shower. Low level WC. Tiled walls. Extractor fan. Heated towel rail.

BEDROOM TWO 11' 7" x 8' 8" (3.53m x 2.64m)

UPVC double glazed door to rear aspect balcony. Twin beds. Overstair storage cupboard. Selection of bedroom furniture. Ceiling light, radiator.

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 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.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but

specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us