

## 12, The Watermark, Lusty Glaze Road, Newquay, TR7 3AS



### **2 BEDROOM VILLA STYLE COASTAL HOME AT PORTH WITH 2 DOUBLE BEDROOMS, 2 BATHROOMS, AN ENCLOSED TERRACE GARDEN AND A DELIGHTFUL OPEN PLAN FIRST FLOOR LIVING AREA WITH A SUNSET BALCONY**

- Popular complex over Porth Beach
- 2 Double bedrooms, master en-suite
- Sheltered terrace garden
- Full residential permission
- Designated parking space
- Well-presented throughout
- Sunset dining balcony off the living area
- Surrounding communal gardens
- Private estate footpath direct to the Beach
- Gas central heating and double glazing
- Surrounding communal gardens

**Price £325,000 Leasehold**



This delightful split-level home at Porth features reverse living accommodation in a villa style complex of properties that are nestled on the clifftops at Porth and have the benefit of a private estate footpath that leads directly onto the sandy beach at Porth.

From the communal car park, a path meanders through the complex and leads to the Watermark properties surrounded by communal lawned gardens. Accessed from the rear into a mid-level landing, the bedrooms and bathrooms can be found on the lower floor with the open plan living accommodation located on the first floor with a first-floor balcony off the dining area.

Outside the ground floor bedrooms, there is a composite decked terrace garden with high surrounding walls for shelter and privacy.

The property is eminently suitable as a holiday/second home or for residential occupation, but crucially is not "holiday restricted" by planning permission or lease and is suitable for residential mortgages and permanent occupation OR as a second/holiday home with good income potential.

**TENURE**

Leasehold. 999 Year lease from 5th March 2019.

**GROUND RENT**

Ground rent £150 per annum. Annual service charge (2026) £2390.63 to include water charges, buildings

insurance, communal electricity and maintenance, refuse maintenance and collection, communal gardening and security.

**SERVICES**

All mains. Water and sewerage charges included in the management/maintenance charges.

**COUNCIL TAX**

Currently rated for business rates, Cornwall Council application for change to Council Tax and re-banding submitted and pending.

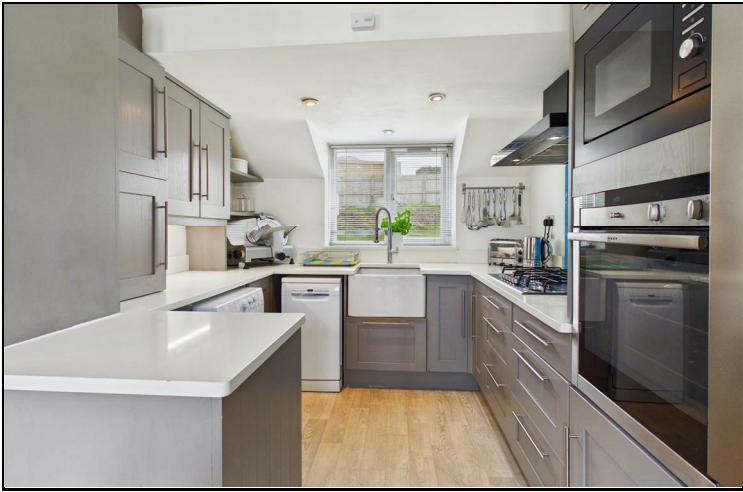
**DOGS**

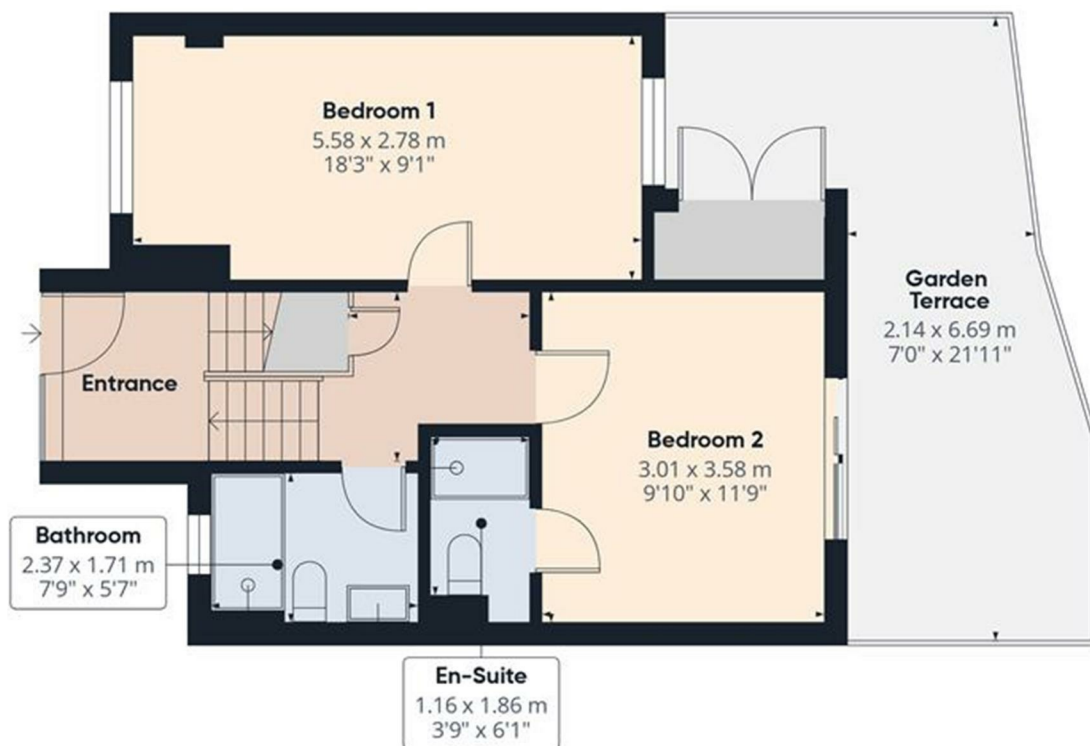
The lease provides for a maximum of 2 dogs to be kept at the premises.

| Energy Efficiency Rating                    |                         |                                                                                       |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                             |
| Very energy efficient - lower running costs |                         |                                                                                       |
| (92 plus) A                                 |                         |                                                                                       |
| (81-91) B                                   |                         | 87                                                                                    |
| (69-80) C                                   | 74                      |                                                                                       |
| (55-68) D                                   |                         |                                                                                       |
| (39-54) E                                   |                         |                                                                                       |
| (21-38) F                                   |                         |                                                                                       |
| (1-20) G                                    |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| England & Wales                             | EU Directive 2002/91/EC |  |









Floor 0



Floor 1

# Start & co

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