



141, Newquay Bay Resort, Newquay, TR8 4AS

david ball
Agencies

Introducing to the market this 28' x 12' Rio Gold by Willerby Holiday Homes. Comprising two double bedrooms, shower room, fully fitted modern kitchen, lounge/dining room, uPVC double glazing and LPG gas central heating. The interior has a modern contemporary theme with cream and grey furnishing. Viewing is highly recommended.

Asking Price £30,000 Leasehold

Key Features

- Rio Gold by Willerby Holiday Homes
- Two Miles From Newquay Town Centre
- In the Popular Newquay View Resort
- Open Plan Living
- Fully Furnished
- Gas Central Heating
- 12 Month Holiday Use
- Close to amenities
- Viewing Highly Recommended

LOCATION

Newquay View Resort is situated in a series of beautiful valleys close to the coastal village of Porth which is approximately two miles from Newquay town centre. The beautiful beach of Porth, and the wildlife-rich Porth Island are around a 15 minute walk from the resort. Some of Cornwall's most stunning beaches including Watergate Bay, Mawgan Porth and Lusty Glaze are within easy reach of the resort. The resort is open 12 months of the year so you can holiday all year round. The town of Newquay benefits from a range of fashionable bars and restaurants and some of Europe's finest coastline. The town also boasts an historic working fishing harbour. There is a bus and rail service to outlying areas and Newquay airport is approximately four miles distance from the beautiful Porth Valley Retreat.

ACCOMMODATION IN DETAIL

KITCHEN

Obscure double glazed door to the outside. Double glazed window to the side aspect. Modern fitted kitchen with a range of base and drawer units. Roll top work surfaces over. Stainless steel sink with mixer taps. Integrated fridge freezer. Double oven with four ring gas hob and stainless steel extractor hood over.





LOUNGE/DINER

Double glazed uPVC bay windows. Radiator. Electric fire. Grey coloured sofa and oak and cream effect furnishings. Fitted oak effect dining table with booth seating.

BEDROOM ONE

Double glazed window to the SIDE aspect. Radiator. Fitted bedroom furniture including, double bed, over head storage and access into built in wardrobe.

BEDROOM TWO

Double glazed window to the rear aspect. Radiator. Fitted bedroom furniture including two single beds, fitted single wardrobe, and overhead storage.

SHOWER ROOM

Obscure double glazed window. Shower unit with mains overhead shower and screen. Low level WC with dual flush. Pedestal wash hand basin with mixer tap. Radiator. Extractor.

ASSOCIATED FEES

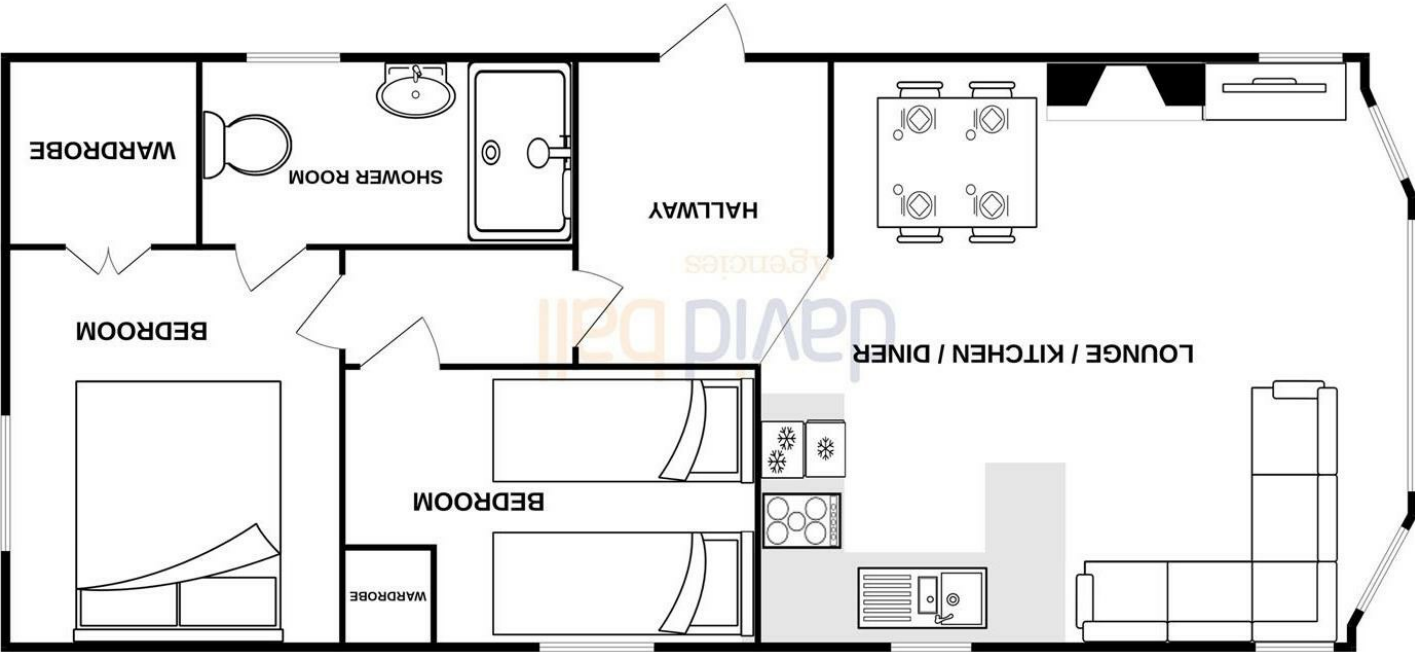
Pitch fees current year: £4308.98

12 month holiday use

Lease length: 15 years with 14 years remaining



GROUND FLOOR



Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 3551 sq.ft. (311.3 sq.m.) approx.

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Energy Efficiency Rating		
Current	Potential	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(82 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		