

17 Ocean Heights Edgcumbe Gardens, Newquay, TR7 2FR



**200 METERS FROM THE BEACH | BLOCK BUILT STORAGE |
Immaculate condition end of terrace 3 double bedroom town
house just a couple of minutes walk to the very popular
Tolcarne Beach and a level walk to Newquay Town Centre.**

- Successful holiday let and loved holiday home just minutes from the beach
- Gas central heating, double glazing and solar panels
- No onward chain with the potential of ongoing holiday lets
- Level walk to Newquay town and a couple minutes from the beaches
- Modern contemporary fixtures and fittings throughout
- Low maintenance mature, sunny rear garden with storage

Price £369,950 Freehold

Ocean Heights is a modern residential terrace on the popular road of Edgcumbe Gardens, which in recent years thanks to the proximity both to Chester Road shopping complex and Newquay Town Centre has become very popular for both residential and holiday home buyers. An influx of independent Cafes, Coffee Shops and Bars has made the town an even more popular holiday destination with a unique multicultural and inclusive feel. This, coupled with improved transport links via the A30 and Newquay Airport, has really made it one of the top tourist destinations in Cornwall. This, along with the flexible modern nature of working, has led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

Ocean Heights is a fairly unique modern build for the area offering people a low maintenance modern property in the form of a freehold house rather than the more usual apartments suited mainly to holiday letting. No17 is a prime example presented in immaculate condition.

Entering the property the entrance hall presents the stairs to the first floor and access to the kitchen. Open to the lounge the kitchen is separated by the through hall and WC but the open nature provides the space with light thanks to the front to back dual aspect. The kitchen is modern with a range of handleless white kitchen units with all of the expected integral appliances. From the kitchen, access to the lounge passes the downstairs WC, under stairs storage cupboard and opens into the lounge/diner with sliding doors onto the rear lower patio garden.

On the first floor are 2 double bedrooms with the family bathroom providing a a corner bath with shower over. The rear room has ample space for a free standing wardrobe with the front bedroom having an integral cupboard which also houses the gas combination boiler and a further built-in-wardrobe.

The second floor provides the master bedroom accommodation which has a generous bedroom

space, ample room for a dressing area with double integral built in wardrobe and a shower en-suite to the rear.

Directly to the rear, the lower patio is private thanks to the planted divide from the higher patio landscaped with large palms and shrubs providing a nice coastal feel from the lounge doors. External stairs gives access to the top patio which provides a sunny external seating area, rear access and block built storage . To the front is generous parking for 2 larger vehicles.

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX

The property is currently used as a holiday let and has a rateable value of £3,900 per annum. The neighbouring properties are council tax Band D.

AGENTS NOTES

The house is holiday let throughout summer 2026 with viewings strictly by appointment only. Vacant possession is possible and there is also the option of honouring the scheduled holiday lets and taking the property as a going concern.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(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





