

NEWQUAY PROPERTY CENTRE



A superb three bedroom terraced house on a sought after development in Pentire with sea views and swimming pool.



29 Surf View, Camullas Way, Newquay
TR7 1PP

£200,000
Leasehold

our ref: CNN5489

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 3
- Reception rooms: 1
- Bathrooms: 1
- EPC: E
- Council tax band: A
- All mains services
- Waterside property
- Great sea views
- Heated swimming pool
- Modern throughout
- Large communal gardens
- UPVC double glazing and gas central heating
- Allocated parking & visitor spaces
- Well managed development
- No ongoing chain



OWNERSAYS...

"I love the view and position, the patio doors opening onto the gardens and pool with that back drop is just the best."



CONSIDER THIS...

The service charge includes external maintenance of the property including the roof as well as up keep of gardens, grounds and pool, all in all this represents excellent value for money and great peace of mind.

MOREDETAIL...

This property has been upgraded and extended offering modern bright and airy accommodation over three floors in a sought after location with fantastic communal facilities, gardens and swimming pool, as well as wonderful sea views over Fistral. The property consists of a front decked area for daytime sunshine into an upgraded kitchen/diner, fitted with a modern range of cream shaker style units with integrated oven, hob and extractor as well as space for white goods and small dining table, providing access to an inner hallway with stairs to the first floor and useful fitted storage cupboard. The living room on the rear has patio doors providing access to the communal gardens leading to the swimming pool. Off from the first floor landing there are two good size double bedrooms both with fitted wardrobes one of which enjoying fantastic sea views. There is also a fully fitted three piece white bathroom suite with full tiling and shower over the bath. On the second floor there is an additional third bedroom with dual aspect velux windows and useful eave storage. Externally as well as the front and rear decked areas for this property, there are beautifully presented large communal lawned gardens that are immediately accessible from the living room. Within these gardens there is a fantastic communal swimming pool and sunbathing area which is maintained by the management company and heated between May and October, the property has uPVC double glazing and gas fired central heating. There is also a resident's car park with each property having its own allocated and numbered space, there are fifteen individual visitor spaces, various communal drying areas, as well as bin stores and recycling centre. The properties are secure on the remainder of 999 year leases and each property owns an equal share of the freehold interest. The Management Company is overseen by Barbary Estates with a current Service Charge of £95 pcm and an annual ground rent of £50. The Service Charge includes general maintenance of the grounds, gardens and swimming pool as well as external maintenance of the properties and the roofs. This property would make an excellent family home, first purchase or investment, either as a holiday let or as a buy to let. **NO ONGOING CHAIN, VIEWING ESSENTIAL.**



THELOCATION...

Surf View is a modern development of terraced type houses, situated in the sought after Pentire Area of Newquay looking directly out over Fistral Beach. Pentire is always popular for its fantastic views and high quality style of properties. It is also conveniently close to the town which is within one mile and for all of these reasons Pentire is one of Newquay's most sought after locations.

SHOPPING

- Pentire Convenience Store - 0.6 miles
- Newquay Town Centre - 1.4 miles

RELAXING

- The Lewinnick Lodge - 0.5 miles
- Fistral Beach - 1.2 miles

TRAVEL

- Nearest Bus Stop - 0.2 miles
- Train Station - 1.9 miles

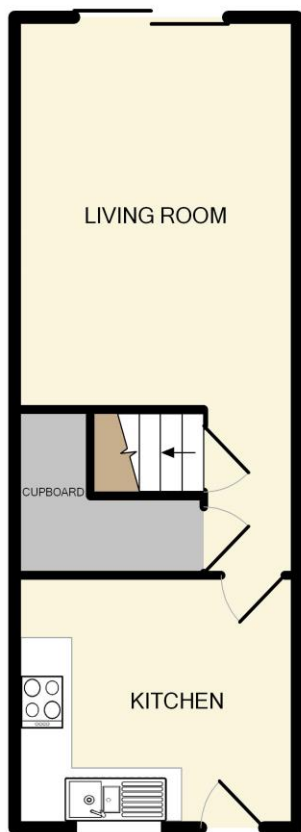
SCHOOLS

- Trenance Learning Academy 1.6 miles
- Newquay Junior Academy - 2.4 miles

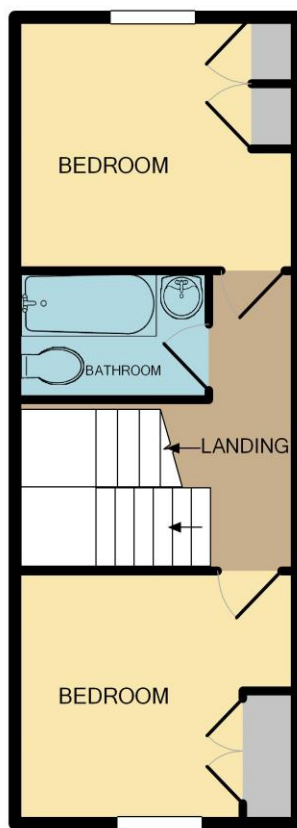
All distances are approximate. Please check google maps for exact distances and travel times (property postcode: TR7 1PP)



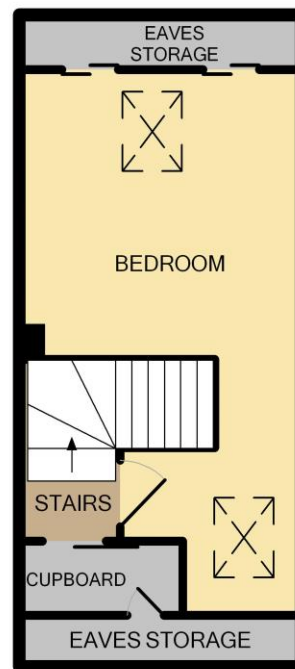
THE FLOORPLAN...



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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THE DIMENSIONS...

Kitchen
10' 10" x 9' 5" (3.30m x 2.87m)

Inner Hallway

Living Room
14' 6" x 10' 10" (4.42m x 3.30m)

First Floor Landing

Bedroom One
11' 0" x 9' 5" (3.35m x 2.87m)

Bedroom Two
11' 0" x 9' 5" (3.35m x 2.87m)

Bathroom
7' 5" x 4' 8" (2.26m x 1.42m)

Second Floor Bedroom Three
11' 0" x 8' 5" (3.35m x 2.56m)
minimum plus eave storage and recess

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

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