

# NEWQUAY PROPERTY CENTRE



A FANTASTIC TWO BEDROOM FULLY FURNISHED HOLIDAY HOME IN THE EVER-POPULAR COMPLEX OF ATLANTIC REACH. BRILLIANT POSITION OVERLOOKING GREENERY, CLOSE TO ONSITE FACILITIES AND THE OUTDOOR POOL. PERFECT HOLIDAY HOME OR INVESTMENT. NO ONWARD CHAIN.



21 Manor Villas, Atlantic Reach, Newquay,  
TR8 4LX

£75,000  
Leasehold

our ref: CNN8950

01637 875161



# IN BRIEF...

- Type: House
- Style: Terraced
- Age: Older
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: F
- Council tax band: N/A
- Mains Services: All Mains
- FANTASTIC HOLIDAY HOME/INVESTMENT
- FURNITURE INCLUDED
- POPULAR HOLIDAY COMPLEX
- TWO DOUBLE BEDROOMS WITH BALCONIES
- PARKING AREA AVAILABE OUTSIDE OF THE PROPERTY
- SITE OPEN 12 MONTHS
- FANTASTIC PARK POSITION
- LUCRATIVE POTENTIAL INCOME
- COMPREHENSIVE ONSITE FACILITIES



## OWNERSAYS...

“This has been a fabulous second home for me, I will miss it greatly and have fond memories. It is so useful being able to park just outside the property!”



## CONSIDER THIS...

WHAT WE LOVE: We love these holiday homes on Atlantic Reach, they always provide great boltholes or investment properties for people, this one is particularly close to the onsite facilities which would be ideal for young families or older couples.

# MOREDETAIL...

**SUMMARY:** Number 21 is a superb two-bedroom holiday home based in one of the sites most popular locations! This property has the benefit of site parking directly to the front in the communal parking area which is incredibly useful.

The property is well presented throughout, incredibly light, and bright but still with the opportunity for someone to put their own stamp on it. You enter the property to the front into the open plan kitchen living dining area. The kitchen has a range of wall and base units with roll edge laminate work surfaces over and ceramic tiled splashbacks over. There is a freestanding double oven with fitted extractor, space for an upright fridge freezer and space within the kitchen for a breakfast table. Open to the main living room where there is space for family sized furniture with double sliding doors to the patio area.

The first-floor landing has two double bedrooms and the family shower room. The master bedrooms looks out over the green to the rear of the property with both rooms benefitting from their own balcony areas and the second bedroom having two useful storage cupboards built in. Between the two rooms is the main shower room which has an updated double shower tray, the sellers have invested in a new glass shower screen however this is not yet fitted but will be passed on to a new buyer. Further to this is a pedestal wash hand basin and low-level W/C.

The property has lovely front and rear outdoor areas with fantastic views from the first-floor rear balcony out toward St Austell on a clear day!

The site stretches out for acres with brilliant onsite facilities. The original manor house is still onsite, there is indoor and outdoor pools, and the main reception area, spa and gym are within a more recent main club house. There are gym classes, onsite restaurant, children's play areas, mini golf course and Cornwall Segway. This is just a few of the facilities available, the list goes on and on. The site has a 12 month licence meaning that its open year round and can be used for holidays 365 days of the year. We advise that these cannot be lived in as a primary residence, however, they can be used as a 2nd home or holiday let investment.

The property is held on the remainder of a 999 year lease from 1988. There is a combined service charge and ground rent of around £1500 per annum. There is the option of using the onsite bookings management facility or it can be let through your own chosen booking agent.

Furniture will be included within any agreed sale.

Agent's notes: Preliminary property details, awaiting Vendor verification.



## THELOCATION...

**LOCATION:** Looking for a perfect family home in the heart of Cornwall? Atlantic Reach Holiday Resort and Leisure Club might be just the place for you. Set within acres of beautiful grounds of what was formally Carworgie Manor house, conveniently located close the north coast of Cornwall within easy access of the A30, a few files from Newquay Cornwall Airport, within a short car journey to many major towns including the bustling town of Newquay just 6 miles away.

Atlantic Reach is the perfect base to explore the wonders of Cornwall with ease, whilst having a full range of onsite facilities to keep the whole family happy for wonderful, memory making holidays.

### SHOPPING

- On Site Convenience
- Newquay - 6.7 miles
- Wadebridge - 11.7 miles

### RELAXING

- On-site Indoor/Outdoor Pool
- On-site Restaurant
- On-site Golf Course

### TRAVEL

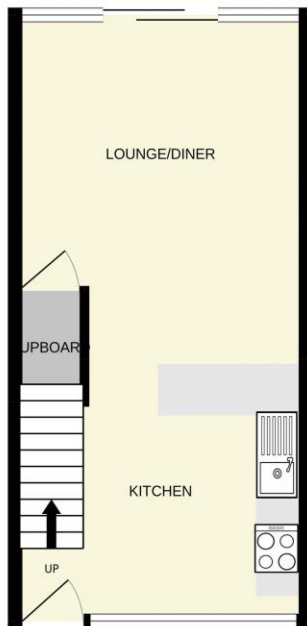
- Bus Stop - 0.1 miles
- Newquay Train Station - 6.7 miles
- Newquay Airport - 6.2 miles



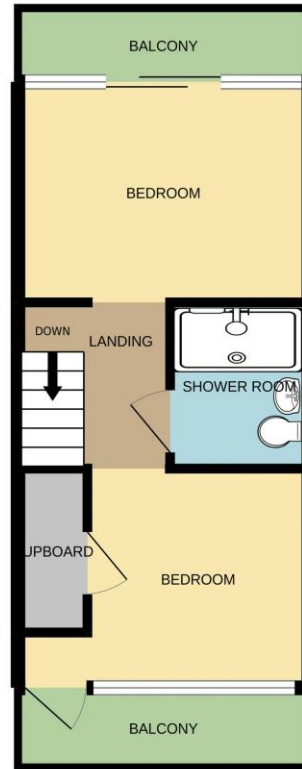


# THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



Whilst 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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## THE DIMENSIONS...

**LOUNGE/KITCHEN/DINER**  
24' 4" x 11' 9" (7.41m x 3.58m)

**LANDING**  
6' 7" x 5' 10" (2.01m x 1.78m)

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

**BEDROOM TWO**  
5' 9" x 5' 5" (1.75m x 1.65m)

**SHOWER ROOM**  
8' 8" x 8' 9" (2.64m x 2.66m)

**COMMUNAL PARKING**

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.