



8 Pentire Mews, Pentire Crescent, Newquay, Cornwall, TR7 1GW

STUNNING COASTAL APARTMENT IN PENTIRE! VERY SPACIOUS GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS, ONE ENSUITE, LARGE OPEN PLAN LIVING AND ALLOCATED PARKING. JUST ROUND THE CORNER FROM FISTRAL BEACH. PERFECT LOW MAINTENANCE HOME OR POTENTIALLY LUCRATIVE LETTING INVESTMENT – NO CHAIN

£265,000
Leasehold

our ref: CNN10112

KEY FEATURES



2

- COASTAL LOCATION: PENTIRE'S PRIME PENINSULA



1

- EASY GROUND-FLOOR ACCESS

- TWO KING-SIZE BEDROOMS

- MODERN BATHROOMS AND ENSUITE

- OPEN-PLAN LIVING SPACE

- STYLISH FITTED KITCHEN

- NATURAL LIGHT THROUGHOUT

- COMMUNAL OUTDOOR AREA

- DESIGNATED PARKING SPACE

- NEARBY BEACH AND ESTUARY



2

Energy rating (EPC) **B**

Council tax band: **D**

SUMMARY

SUMMARY: Welcome to 8 Pentire Mews, nestled in the heart of Pentire, Newquay's most coveted coastal locale. This contemporary ground-floor apartment offers the epitome of luxury coastal living, just moments away from the breathtaking Gannel Estuary and the renowned sandy shores of Newquay's iconic beach.

Convenience meets elegance in this modern development of coastal apartments, where 8 Pentire Mews stands out with its easy level access, making it an ideal choice for retirees or anyone seeking a low-maintenance beachside retreat. As you arrive, a spacious owner car park ensures parking is never a hassle, with a designated space reserved for this property.

Step inside to discover a thoughtfully designed interior. A small hallway leads seamlessly into a larger hallway, offering privacy and space. The apartment boasts two generous king-size bedrooms, with the master bedroom featuring its own fully fitted modern bath ensuite, complete with a designated dressing area and patio doors that flood the room with natural light.

The main bathroom maintains the sleek modern style found throughout the home, while the pièce de résistance is undoubtedly the open-plan



lounge/diner/kitchen. This inviting space is perfect for both relaxation and entertainment, with ample room for lounge and dining furniture. Further enhancing the living experience, patio doors open out to a rear communal space, providing a tranquil retreat for residents to enjoy at their leisure.

The kitchen is a chef's delight, boasting a fully fitted range of Beech wood style units complemented by integrated appliances including an oven, hob, extractor, and fridge with freezer box. There's also plenty of space for additional white goods appliances, ensuring both style and practicality.

Maintained to impeccable standards and decorated in neutral tones, this home exudes a sense of warmth and sophistication. With UPVC double glazing and gas-fired central heating throughout, it's not just beautiful, but also supremely comfortable and energy-efficient. Whether you're seeking a permanent residence or a holiday getaway, 8 Pentire Mews presents a rare opportunity to experience the best of coastal living in one of Newquay's most sought-after locations. Don't miss your chance to make this dream home yours – schedule a viewing today and prepare to be captivated by its charm and allure.

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THE LEASE:

Length of Lease: 999 years

Lease Start Date: 2008

Service charge & Info: £1330 per year

Freeholder: Share of Freehold

Management Company: Penina Management Company

Residential letting: Yes

Holiday letting: Yes

Pets: No

All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



ADDITIONAL INFO

Utilities: All Mains Services.

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Allocated x1 space.

Heating and hot water: Gas Central Heating for both.

Accessibility: Ground Floor & Level.

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Vestibule

4' 5" x 3' 9" (1.35m x 1.14m)

Hall

16' 4" x 3' 6" x 5' 2" Plus
Cupboards

Open Plan

Lounge/Diner/Kitchen

20' 1" x 16' 2" (6.12m x 4.92m)

Bedroom 1

17' 6" x 13' 0" (5.33m x 3.96m) L-Shaped (Max Measurements)

En-suite Bath

7' 4" x 6' 0" (2.23m x 1.83m)

Bedroom 2

14' 6" x 11' 0" (4.42m x 3.35m)

Main Bathroom

7' 4" x 5' 6" (2.23m x 1.68m)

GROUND 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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