



13 Ocean Heights, Edgumbe Gardens, Newquay, Cornwall, TR7 2FR

NEW IN 2016, A STUNNING THREE STOREY CONTEMPORARY TOWN HOUSE A MERE 250 YARDS FROM NEWQUAY'S STUNNING SEA FRONT AND TOLCARNE BEACH. OPEN PLAN LIVING AND THREE GREAT SIZE DOUBLE BEDROOMS. IDEAL HOME OR HOLIDAY LET INVESTMENT. NO ONGOING CHAIN.

£395,000
Freehold

our ref: CNN9946

KEY FEATURES



3

- LUXURY COASTAL TOWN HOUSE
- IMMACULATE & CONTEMPORARY



1

- NEW IN 2016 WITH PREMIER WARRANTY
- SOLAR PANELS, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING



2

- TOP FLOOR MASTER EN-SUITE
- STUNNING 41FT OPEN PLAN LIVING SPACE

Energy rating (EPC) **B**

Council tax band: **C**

- 250 YARDS TO TOLCARNE BEACH
- POTENTIALLY LUCRATIVE HOLIDAY LET
- LOW MAINTENANCE GARDENS & DRIVEWAY

SUMMARY

LOCATION: Ocean Heights is a fantastic location just on the peripheral edge of the immediate town centre, set back less than 250 yards of Newquay's beautiful sea front and the very popular Tolcarne Beach. Additionally, Ocean Heights is also within a short walk to the beautiful Trenance Boating Lake and Gardens offering great amenities and natural beauty on your doorstep, whilst also being a short and pleasant walk into the town, making Ocean Heights a fantastic location for homeowners and holiday makers in equal measure.

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SUMMARY: Ocean Heights is a contemporary development of luxury coastal town houses constructed by renowned developers Burrington Estates in 2016. For peace of mind, they were built with a 10-year Premier Structural Warranty and the residual balance remains.

A well-proportioned and beautifully balanced three storey, three-bedroom family home that offers style, luxury, and convenience perfect for 21st century family needs, whether it be for a year-round home or a weeklong holiday.

Principally consisting of a sheltered front entrance with anthracite grey composite style door mirroring the UPVC double glazed anthracite grey windows giving a sleek and contemporary external finish. The entrance leads into the hallway with has a natural oak style flooring continued through much of the ground floor and stairs to the first floor.



As you enter the living space you are immediately struck by the wonderful amount of open plan accommodation, broken down into three distinct areas, measuring just over 41ft in length. At the front there is a stylish gloss white finish kitchen with black sparkle work surfaces and modern splashbacks, having full integrated appliances to include: oven, hob, extractor, washing machine, dishwasher and fridge/freezer, there is also a convenient breakfast bar. Usefully on the ground floor there is a fully fitted WC suite. The lounge/diner section of the living space is positioned to the rear having ample space for both living and dining furniture with a feature focal point natural stone fire surround with electric insert and full height and width patio doors to the rear, providing access to the gardens. In addition, there are two useful storage cupboards.

Off from the first floor, with an additional storage cupboard, there are two of the three bedrooms, both great size doubles on the front and rear elevations, one of which with fitted wardrobes. The main family bathroom can be found on the first floor that has a contemporary corner style bath suite, shower attachment over the bath, lovely grey tiling and a contemporary wash basin and WC within the vanity unit and storage.

The second floor is exclusive to the master suite which occupies the entire floor. The bedroom is a great size double with dressing area and bay window, as well as large, fitted wardrobe. The en-suite in style, mirrors the family bathroom but has a modern white shower suite again with beautiful tiling.

The presentation, condition, fit and finish is excellent throughout with contemporary light colours, quality oak internal doors that create an inviting environment. Additionally for economy, there are roof mounted solar panels for cheaper electricity bills.

Externally to the front there is a block paved driveway providing off street parking, with as sun trap deck. The rear gardens have been hard landscaped in a low maintenance style with a lower-level sheltered patio, rockery style flower bed and steps up to the upper sun trap patio, with ample space for furniture and the perfect place to relax and unwind after a busy day on the beach. Usefully having a block built shed to the rear that is big enough to house wetsuits, surfboards etc. Beyond this there is gated access to a rear pathway for added convenience.

Like many properties in Ocean Heights there is excellent potential to operate a successful holiday let from this property, in addition to it being a great family home. The choice is yours!



ADDITIONAL INFO

Utilities:

All Mains Services

Broadband: Available. For type and speed please refer to Openreach website

Mobile phone: Good with most providers. For best network coverage please refer to Ofcom check

Parking: Allocated off street for 1, but potential to create 2

Heating and hot water: Gas Central Heating for both

Planning (if applicable): Rear, former Marina Hotel under development

Accessibility: Level to Front

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Hall

12' 2" x 3' 1" (3.71m x 0.94m) plus stairs

Open Plan

Kitchen/Diner/Lounge
41' 5" (12.61m) Overall maximum length

Lounge/Diner Area

19' 4" x 10' 4" (5.89m x 3.15m)

Kitchen Area

14' 1" x 6' 10" (4.29m x 2.08m)

WC

5' 9" x 2' 8" (1.75m x 0.81m)

First Floor Landing

Bedroom 2

14' 11" x 10' 4" (4.54m x 3.15m)

Family Bathroom

10' 3" x 3' 8" (3.12m x 1.12m)

Bedroom 3

13' 3" x 10' 4" (4.04m x 3.15m)

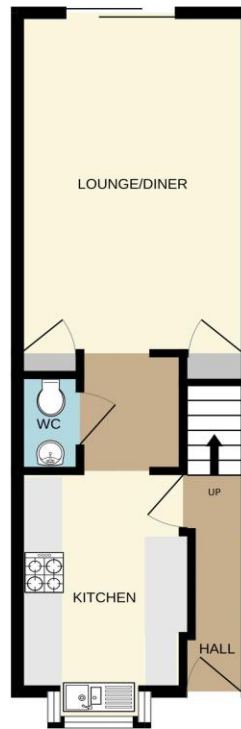
Second Floor Landing

Master bedroom

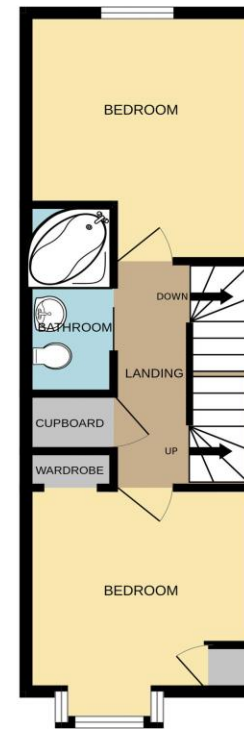
17' 3" x 10' 5" (5.25m x 3.17m)
L-Shaped (Max Measurements)

Block Built Shed

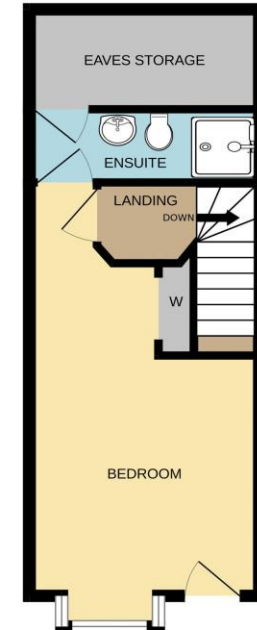
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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