

NEWQUAY PROPERTY CENTRE



A WELL PRESENTED TWO BEDROOM HOLIDAY HOME ON ONE OF NEWQUAY'S MOST POPULAR HOLIDAY COMPLEX'S WITH FANTASTIC FACILITIES, CLOSE TO NEWQUAY AND THE A30. OFFERED WITH NO ONWARD CHAIN! 12 MONTH USAGE



45 Atlantic Reach, Newquay, TR8 4LX

£65,000
Leasehold

our ref: CNN9395

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Older
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: N/A
- Council tax band: 3
- Mains services: All mains
- MODERN DECOR THROUGHOUT
- OPEN PLAN LOUNGE/KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- PATIO AREA
- FREE FOR ALL PARKING
- 12 MONTH USAGE
- COMPREHENSIVE ON SITE FACILITIES
- ONSITE LETTING MANAGEMENT OPTION
- LUCRATIVE POTENTIAL INCOME



OWNERSAYS...

“This has been a pleasure to run over the years and generates good money”



CONSIDER THIS...

WHAT WE LOVE: This is a great position within the park, close to parking and looking over a green!

MOREDETAIL...

Offered for sale on the ever-popular holiday complex of Atlantic Reach, is this two bed, terrace holiday villa with patio area.

The accommodation comprises of a patio door opening onto an open plan lounge/kitchen/diner in a fantastic modern condition with large under-stairs storage cupboard and spotlights to the ceiling. There is a half wall between the kitchen dining and living area dividing the areas whilst still keeping the open plan feel to the room.

The kitchen has a range of wall and base units with roll edge laminate work surfaces over and ceramic tiled splashbacks. There is a fitted sink and drainer unit along with a electric oven with hob and extractor hood over. Further to this is an integrated fridge freezer and washing machine. Within the kitchen is comfortable space for a dining room table and chairs for four people.

On the first floor there are doors leading to the two bedrooms, shower room and loft access. The two bedrooms are both excellent size doubles with the second bedroom having a built in storage cupboard over the stairs.

The main shower room has been updated to a modern corner shower suite with electric shower, low level WC and vanity sink unit. 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. There is an annual service charge of around £1350 per annum along with an annual ground rent of £150 per annum.

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



THELOCATION...

LOCATION: Close to secluded swimming coves; the best surfing beaches in Cornwall, ride the waves at Holywell Bay, Crantock, Fistral or Watergate Bay with easy access to the A30 Atlantic Reach is just 7 miles from the bustling coastal town of Newquay and just a short drive from popular attractions such as the Eden Project and Padstow.

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

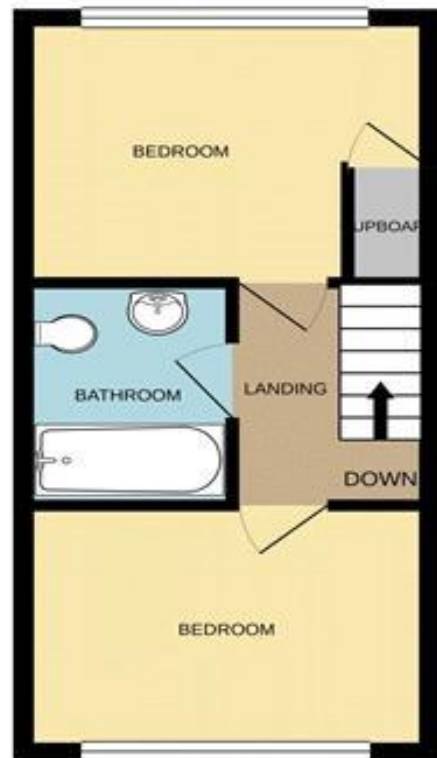


THE FLOORPLAN...

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' 5" x 11' 7" (7.44m x 3.53m)

Shower Room
6' 1" x 5' 6" (1.85m x 1.68m)

Landing
5' 11" x 5' 8" (1.80m x 1.73m)

Bedroom One
8' 0" x 11' 6" (2.44m x 3.50m)

Bedroom Two
8' 10" x 11' 7" (2.69m x 3.53m)

MORE INFO...

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