

# NEWQUAY PROPERTY CENTRE



A BEAUTIFULLY PRESENTED FOUR BEDROOM HOLIDAY HOME ON THE EVER-POPULAR DEVELOPMENT 'ATLANTIC REACH'. FANTASTIC ON SITE FACILITIES. AVAILABLE FOR YEAR ROUND USE AS 2ND HOME OR HOLIDAY LET. CLOSE TO LOCAL TRANSPORT LINKS.



29 Atlantic Reach, Newquay, TR8 4LX

£145,000  
Leasehold

our ref: CNN8871

01637 875161

# INBRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 4
- Reception rooms: 1
- Bathrooms: 3
- EPC: D
- Council tax band: N/A
- Mains Services: Electric, Water & Drainage
- FOUR BEDROOM PROPERTY
- HOLIDAY HOME
- VIDEO TOUR AVAILABLE
- OPEN PLAN KITCHEN/DINER/LOUNGE
- THREE BATHROOMS
- FRONT AND REAR GARDENS
- 12 MONTH USAGE
- COMPREHENSIVE ONSITE FACILITIES
- LUCRATIVE POTENTIAL INCOME



## OWNERSAYS...

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



## CONSIDERTHIS...

WHAT WE LOVE: We love this part of Atlantic Reach the properties are newer but also much more sizeable and flexible in terms of accommodation, also a short walk to all the onsite facilities.



# MOREDETAIL...

**SUMMARY:** 29 Atlantic Reach is a fabulous four-bedroom holiday home located in the newest part of Atlantic Reach's development!

The property is sold as a going concern with fixtures, fittings and equipment including, bookings can be transferred on completion to the new prospective owner.

Principally you enter the property into a striking open plan living kitchen dining room which has stairs leading to the first floor and a door leading to the downstairs bedroom and shower room. The living space is an incredibly light and spacious with plenty of room for family size furniture. This then opens to the kitchen. The kitchen has a range of wall and base units with roll edge laminate work surfaces overs and ceramic tiled splashback. There is a fitted sink and drainer unit, electric oven with electric hob and extractor hood over. From the kitchen is also a door leading to the rear garden.

Also on the ground floor is a good-sized double bedroom (currently set up as a twin room) which has built in wardrobes. There is a downstairs shower room next to bedroom which has a corner shower unit, vanity sink unit with storage under and low-level W/C.

On the first floor is a spacious landing which leads to all the three further bedrooms and family bathroom and gives access to a separate cupboard housing the electric hot water tank.

The bedrooms are all a brilliant size all holding double beds comfortably with built in wardrobes. The master bedroom also has the added benefit of an ensuite which has a corner shower unit, vanity sink unit with storage under and low-level W/C. The family bathroom is also very spacious and has a corner panelled bath, vanity sink unit with storage under, low level W/C and a fitted single shower unit.

Externally to the front and rear there is space to sit and enjoy the sun and off road parking is on a first time first serve basis just a short walk away from the property.

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 2005. There is an annual ground rent charge of £150.00 and an annual service charge of £1942.82. Please note the lease information has not been verified as we have not seen sight of the lease.

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

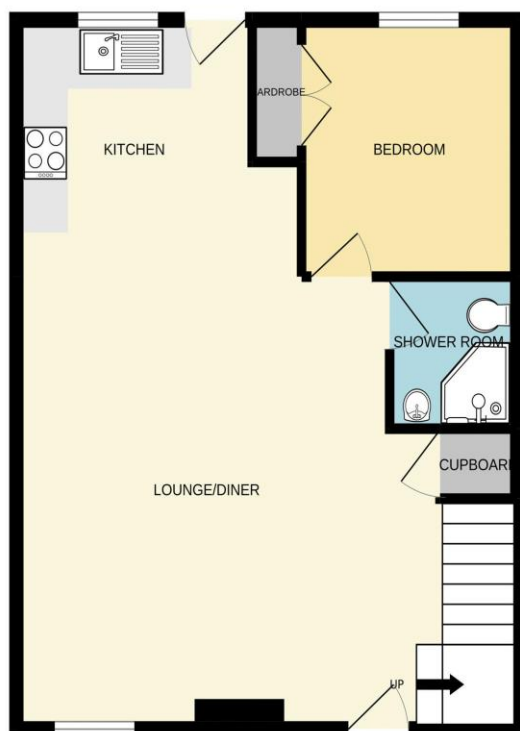
### TRAVEL

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

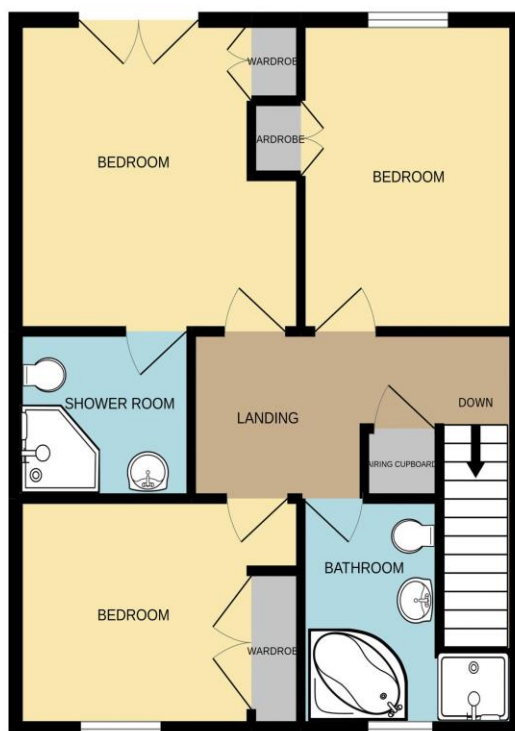


# THE FLOORPLAN...

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...

### OPEN PLAN KITCHEN/DINER/LIVING ROOM

26' 3" x 18' 11" (7.99m x 5.76m)

### DOWNSTAIRS BEDROOM FOUR

5' 4" x 5' 4" (1.62m x 1.62m)

### SHOWER ROOM

5' 4" x 5' 4" (1.62m x 1.62m)

### LANDING

12' 7" x 6' 2" (3.83m x 1.88m)

### BEDROOM ONE

11' 3" x 11' 8" (3.43m x 3.55m)

### ENSUITE

7' 1" x 6' 1" (2.16m x 1.85m)

### BEDROOM TWO

9' 7" x 8' 2" (2.92m x 2.49m)

### BEDROOM THREE

11' 3" x 8' 8" (3.43m x 2.64m)

### BATHROOM

8' 10" x 8' 1" (2.69m x 2.46m)

## 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.