

NEWQUAY PROPERTY CENTRE



SECTION 106 AFFORDABLE HOME IN PENTIRE! A GORGEOUS TWO BEDROOM HOUSE IN BEZANT PLACE, JUST A SHROT STROL FROM FISTRAL BEACH WITH MODERN UPDATED FITTINGS, ENCLOSED GARDENS AND OFF-STREET PARKING, PERFECT FIRST PURCHASE FOR QUALIFYING BUYERS - BE QUICK!



30 Bezant Place, Newquay, Cornwall, TR7
1SJ

£216,000
Freehold

our ref: CNN5196

01637 875161

IN BRIEF...

- Type: House
- Style: Terraced
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: D
- Council tax band: A
- All mains services
- SECTION 106 AFFORDABLE HOME
- VERY RARE FIND FOR PENTIRE
- 2 DOUBLE BEDROOM HOUSE
- MODERN AND UPDATED THROUGHOUT
- SOUGHT AFTER DUCHY OF CORNWALL DEVELOPMENT
- MINUTES FROM FISTRAL BEACH
- OFF STREET PARKING
- ENCLOSED SUNNY GARDENS
- PERFECT FIRST HOME



OWNERSAYS...

“OWNER SAYS: For a first home this has been brilliant, not only because of its modern style and lovely friendly community, but also because I’m a keen surfer and just love walking over to Fistral whenever I want to go surfing.”



CONSIDER THIS...

WHAT WE LOVE: Don't miss this rare chance to own a piece of Pentire's charm and the opportunity to call Bezant Place home. This is a remarkable find for those looking to start their homeownership journey in a desirable locale.

MOREDETAIL...

SUMMARY: Introducing 30 Bezzant Place in Pentire - an exceptional opportunity for local qualifying buyers to step onto the housing ladder with a substantial discount from the open market values. This section 106 affordable home is a rare gem in the vibrant Pentire neighbourhood, just a short stroll away from the world-famous Fistral Beach, making it an ideal haven for surfers and first-time buyers.

Nestled within the sought-after Duchy of Cornwall development, Bezzant Place, this property is a true heart warmer. As you step inside, you'll be greeted by a spacious living room featuring a charming corner-set open fireplace, perfect for creating cosy memories during those winter nights.

Beyond the living room, you'll find an inviting open-plan kitchen/diner that's been tastefully upgraded in recent years. With a modern, handleless kitchen, stylish tiled splashbacks, and integrated oven, hob and extractor, this space is a culinary dream come true. The patio doors lead seamlessly to the rear gardens, where you can dine alfresco or soak up the sun on the patio.

Upstairs, the home boasts two comfortable double bedrooms and a main bathroom that has also been thoughtfully upgraded. With sleek, contemporary fixtures, including a modern white bath suite with a shower over the bath, and a chic vanity unit, this bathroom is both functional and elegant.

This property is not only pleasing to the eye but also practical, with gas-fired central heating and double-glazed windows ensuring your comfort year-round. The rear gardens provide a tranquil escape, and you'll have the convenience of an allocated block-paved parking space with rear gated access.

Eligibility:

Local connection within a 10 mile radius of the property however we can also consider those with a Cornwall connection if no applicants with the town connection come forward after a period of 2 weeks from advertising:

- 12 months + residency OR
- Permanent employment 16 hours + per week OR
- Former residency of 5 + years OR
- Close family connection where that family member has lived for 5 + years (Mum/Dad/Son/Daughter/Brother/Sister)

After 14 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary area) – please ask us for details.

In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP) • Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property



THELOCATION...

LOCATION: Pentire remains Newquay's hottest property location, and it's easy to see why! The peninsula of Pentire is surrounded by natural beauty and rugged coastline looking out over the Atlantic Ocean.

On the southern side of Pentire there is the magical Gannel Estuary with its calm tidal waters and beautiful countryside backdrop. It's a great place to enjoy a quieter pace, whether it be walking the dog at low tide, paddle boarding at high tide or rock pooling for crabs with the children. The Gannel is rarely explored, but always adored.

On the Northern side of Pentire there is the world famous Fistral Beach: Newquay's largest and most popular beach. With a vast expanse of golden sand and protected sand dunes there's always room to find your spot for the day with the family. Fistral Beach consistently has world class surfing waves, attracting water sports enthusiasts from all over the world. The Boardmasters surf festival is hosted annually which is twinned with the 50,000-capacity music festival at Watergate Bay.

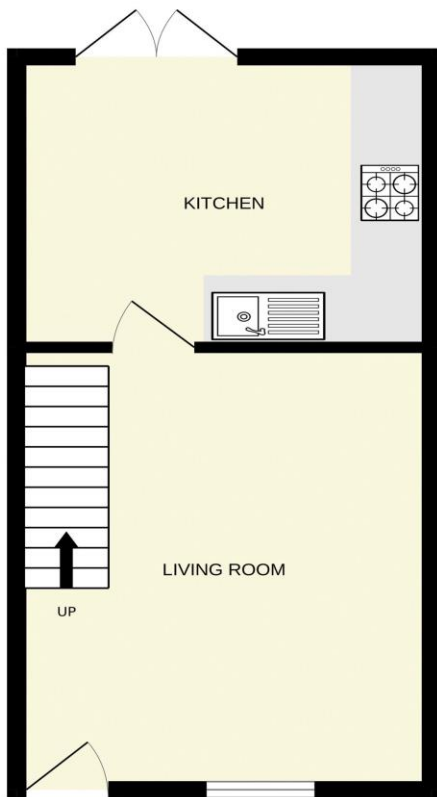
The week long beach festival culminates with a WQS ranking surf competition, where you can stand on the shoreline and watch the action. At the North end of the beach there is a large well-equipped complex of boutique shops, fine restaurants and trendy bars and the iconic 5-Star Headland Hotel sits proudly in the background.

The main town centre of Newquay is approximately a mile from Pentire. Here you will find something for everyone including a different beautiful beach for each day of the week. Pentire quite simply is the perfect place to live, holiday, play or rest in one of Cornwall's crowning jewels: Newquay!

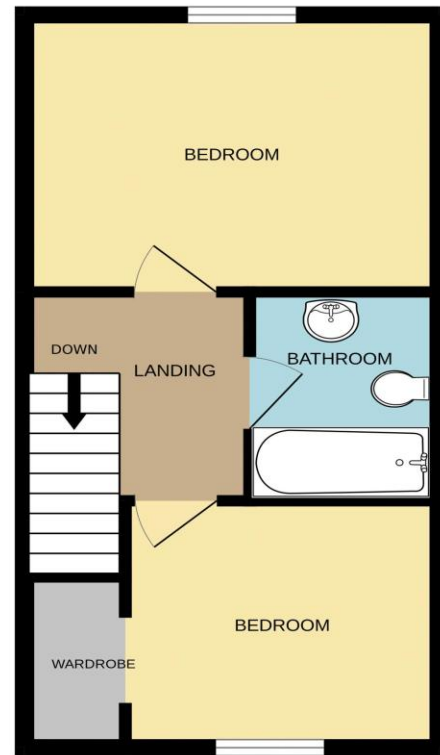


THE FLOORPLAN...

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...

Entrance into

0' 0" x 0' 0" (0.00m x 0.00m)

Living Room

15' 6" x 12' 9" (4.72m x 3.88m)

Kitchen/Diner

12' 9" x 9' 7" (3.88m x 2.92m)

First Floor

Bedroom One

12' 9" x 9' 7" (3.88m x 2.92m)

Bathroom

6' 3" x 6' 1" (1.90m x 1.85m)
maximum measurement

Bedroom Two

9' 7" x 8' 8" (2.92m x 2.64m)
minimum

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.