24 The Watermark, Lusty Glaze Road, Newquay, TR7 3AS

david ball
Agencies

No onward chain. This immaculately presented terraced house, featuring four double bedrooms, offers sea glimpses in the highly popular Lusty Glaze area of Newquay. The property boasts reverse accommodation with a spacious lounge/diner/kitchen, an additional wet room, a separate WC, a utility room, gas central heating, UPVC double glazing, a sun terrace, and an allocated parking space. Currently operating as a successful holiday rental, but it would also make an ideal permanent family home. Early viewing is highly recommended.

Asking Price £357,500 Leasehold

Key Features

- Close to Porth beach
- Reserve level living
- Successful holiday let
- Private enclosed rear garden
- Chain free
- Two en suits
- Allocated parking

Entrance Hall
10'6" x 3'10" (3.21 x 1.18)
Double glazed door to the front elevation. Radiator. Storage cupboard. Stairs leading to the low ground floor. Door to cloakroom and open plan living space

Cloakroom
6'6" x3'4" (1.99 x1.03)
Close coupled WC with dual flush. Wall mounted wash hand basin with mixer tap

Open Plan Living Space
27'0" x 21'10" (8.23 x 6.67)
Dual aspect double glazed door and windows. Radiators. A fitted kitchen with a range of base wall and drawer units with granite work surfaces with an inset sink with mixer tap. Integrated electric over, microwave, dish washer and fridge freezer.

Lower landing
Doors to bedrooms, shower room and utilities.

Bedroom One
16'9" x .265'8" (5.13 x .81)
Double glazed window and door. Radiator. Door to en-suite.

En Suite
8'4" x 5'9" (2.56 x 1.77)
Shower with mains over head shower and screen. Mounted wash hand basin with mixer tap. Concealed WC with dual flush. Fully tiled walls. Heated towel rail. Extractor fan. Shaver point.

Bedroom Two
12'8" x 12'1" (3.87 x 3.69)
Double glazed window and door. Radiator. Door to en-suite.

En Suite
7'3" x 7'6" (2.22 x 2.29)
Shower with mains over head shower and screen. Mounted wash hand basin with mixer tap. Concealed WC with dual flush. Fully tiled walls. Heated towel rail. Extractor fan. Shaver point.

Bedroom Three
12'2" x 9'5" (3.72 x 2.88)
Double glazed window to side elevation. Radiator.

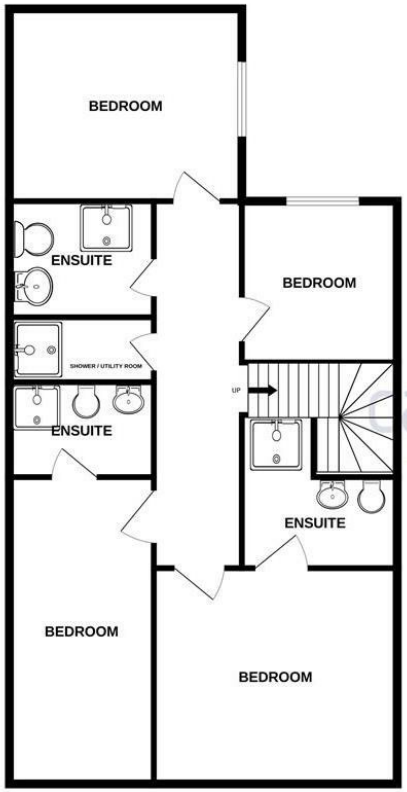
Bedroom Four
9'1" x 9'11" (2.79 x 3.04)
Double glazed window to rear elevation. Radiator.

Utility
6'3" x 3'10" (1.91 x 1.17)
Mains overhead shower. Fully tiled walls. Plumbing for washing machine.

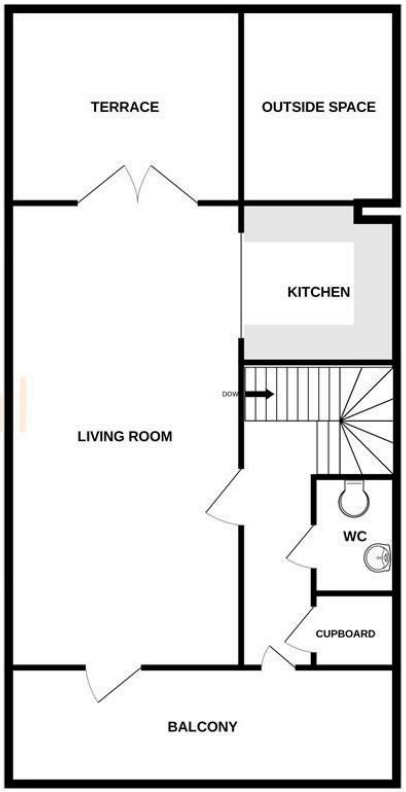
Shower Room
6'11" x 6'0" (2.13 x 1.84)
Walk in mains overhead shower. Wall mounted WC with concealed cistern and dual flush. Wall mounted wash hand basin with mixer tap. Fully tiled walls. Extractor fan. Shaver point. Heated towel rail.

Externally
The property benefits from one allocated parking space. To the rear of the property there is an enclosed terrace which is laid mainly to hard standing for easy maintenance and a timber deck to the front.

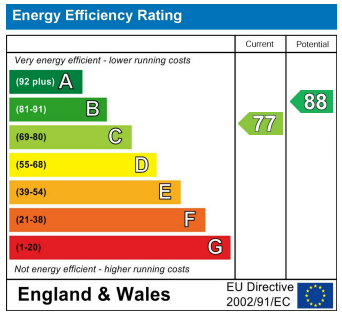
BASEMENT



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.
Made with Metropix ©2024



david ball Agencies
The Property Ombudsman
rightmove
Zoopla.co.uk
PrimeLocation.com
Connecting People & Property Perfectly
01637 850850
www.davidballagencies.co.uk
e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.