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.

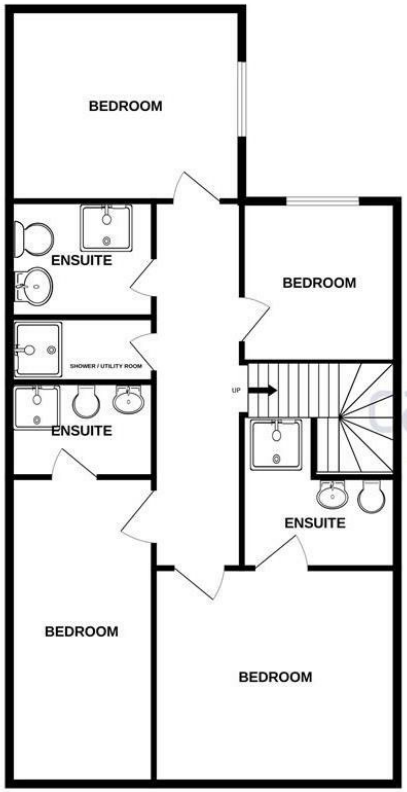
Bedroom Four
9'1" x 9'11" (2.79 x 3.04)
Double glazed window to rear elevation. Radiator.

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

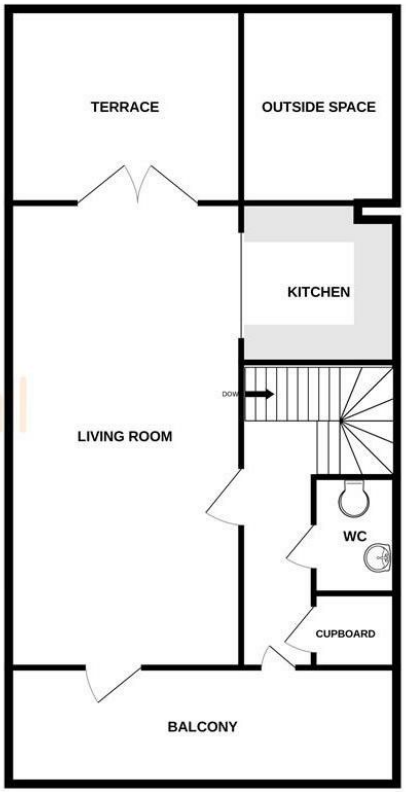
Shower Room
6'11" x 6'0" (2.13 x 1.84)
Walk in mains overhead shower. Wall mounted WC with concealed cistern and dual flush. Wall mounted wash hand basin with mixer tap. Fully tiled walls. Extractor fan. Shaver point. Heated towel rail.

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



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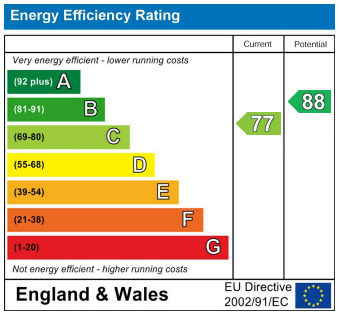

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