



7 Island Point, Watergate Road, Newquay, TR7 3NT

**david ball**  
Agencies

Situated above the popular Porth Beach is this CHAIN FREE two bedroom coastal apartment. The versatile accommodation additionally offers a modern open plan living space and a recently refitted shower room. Externally the property offers a communal garden and a allocated parking space. Early viewing is highly recommended.

## Guide Price £235,000 Leasehold

### Key Features

- Chain Free
- Recently Refitted Shower Room
- Allocated Parking Space
- Communal Gardens
- Two Double Bedrooms
- Modern Open Plan Living Space
- Income Potential
- Early Viewing Highly Recommend

### Location

Trevelgue Road is situated overlooking the Porth Valley to the rear and being close to the coastal village of Porth which is approximately two miles from Newquay town centre. The beautiful beach of Porth, and the wildlife-rich Porth Island are within close proximity of the property and some of Cornwall's most stunning beaches including Watergate Bay, Mawgan Porth and Lusty Glaze are within easy reach. There is a bus and rail service to outlying areas and Newquay airport is approximately four miles distance from the beautiful Porth Valley Retreat.

### Entrance Porch

Wooden door to the internal entrance hall.

### Internal Entrance Hall

Radiator. Electric door entry system. Doors to subsequent accommodation.





### **Open Plan Living Space**

Double glazed patio doors leading to the balcony. Dual aspect double glazed windows. Radiator.

Kitchen - A fitted kitchen with a range of base, wall and drawer units with square edge works surfaces over. Inset one and quarter sink unit with mixer tap. Inset electric oven with four ring gas hob over. Space for a free standing under counter fridge and washing machine. Part tiled walls. Extractor fan.

### **Bedroom One**

Dual aspect double glazed windows. Radiator.

### **Bedroom Two**

Dual aspect double glazed windows. Radiator.

### **Shower Room**

Obscure double glazed window. Walk in shower with main overhead shower and screen. WC with concealed cistern and wash hand basin set within a vanity unit. Heated towel rail. Part tiled walls. Extractor fan.

### **Externally**

The apartment comes with one allocated parking space. Along with a communal gardens for residents to enjoy.

### **Leasehold**

999 year lease commencing in 2004 with 978 years remaining.

Annual Service charge £1680.00 per annum

Ground £50.00 per annum

No pets allowed

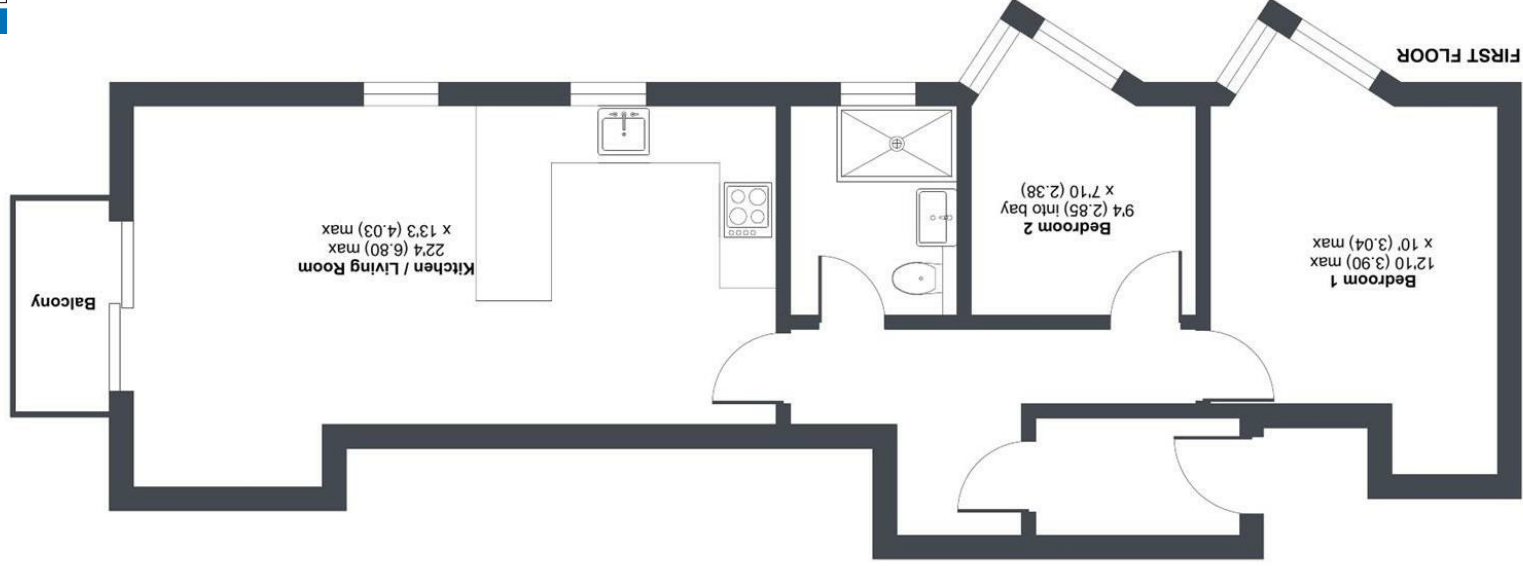
Holiday letting is permitted



# Watergate Road, Porth, Newquay, TR7

Approximate Area = 601 sq ft / 55.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025.  
Produced for David Ball Agencies. REF: 1256350



Energy Efficiency Rating	
Current	Potential
76	76

England & Wales	
EU Directive 2002/91/EC	
A (92 plus)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	Not energy efficient - higher running costs

**david ball**  
Agencies

01637  
850850

www.davidballagencies.co.uk



*Connecting People to Property Perfectly*

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 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 matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied