

32 Beachcombers, Watergate Bay, Newquay, TR8 4AB

david ball
Agencies

A rare opportunity to acquire one of the most successful one double-bedroom holiday let apartments within this highly sought-after Watergate Bay development, consistently generating in excess of £21,000 gross rental income per annum.

Apartment 32 enjoys an elevated position, boasting stunning, uninterrupted views across Watergate Bay. The beautifully presented accommodation offers a contemporary open-plan living space, a double bedroom, shower room and separate cloakroom.

Further benefits include an allocated parking space, making this an exceptional coastal retreat and proven holiday letting investment.

Guide Price £199,950 Leasehold

Key Features

- Chain Free
- Successful Holiday Let
- Private Balcony With Sea Views
- Allocated Parking Space
- Modern Open Plan Living Space
- Shower Room
- EPC - C















LOCATION

Beachcombers enjoys a superb coastal setting in the highly sought-after Watergate Bay, ideally positioned between the popular destinations of Newquay and Padstow. Renowned for its magnificent sandy beach, dramatic coastline and excellent surfing conditions, Watergate Bay is one of Cornwall's most desirable coastal locations. The area offers a selection of popular dining and leisure facilities, including the renowned Watergate Bay Hotel, The Beach Hut and Zacry's restaurant. The vibrant coastal town of Newquay is approximately seven miles away, offering an extensive range of shops, supermarkets, schools, cafés, bars and restaurants, together with its picturesque working fishing harbour and stunning beaches. Newquay Airport is conveniently located approximately three miles away, providing connections further afield. The charming harbour town of Padstow is also within easy reach, celebrated for its picturesque waterfront, independent boutiques, art galleries and exceptional dining scene, including Rick Stein's renowned Seafood Restaurant. This outstanding location combines the tranquillity of a beautiful coastal setting with convenient access to some of Cornwall's finest beaches, attractions and amenities.

ACCOMMODATION IN DETAIL

ENTRANCE HALLWAY

Composite door to the rear elevation. Double glazed sash window to the side elevation. Door to open plan living space.

OPEN PLAN LIVING SPACE

Double glazed sliding doors gaining access to the balcony which provides stunning views over Watergate Bay and the iconic Newquay Headland beyond. opening into

KITCHEN AREA

A range of base, wall and drawer units with roll top work surfaces over. Inset stainless steel sink unit with mixer tap. Integrated electric oven with four ring gas hob over. Extractor fan. Integrated under counter fridge and dishwasher. Part tiled walls.

BEDROOM ONE

Double glazed sash window to the rear elevation. Door to cloakroom.

CLOAKROOM

Close coupled WC with dual flush. Pedestal wash hand basin. Heated towel rail. Fully tiled walls.

SHOWER ROOM

A corner shower unit with mains overhead shower and screen. Close coupled WC with dual flush. Wash hand basin set within a vanity unit. Extractor fan. Shaver point. Heated towel rail. Fully tiled walls.

EXTERNALLY

The property comes with one allocated parking space. There is also a separate large storage locker for surf equipment located on the ground floor of the main building.

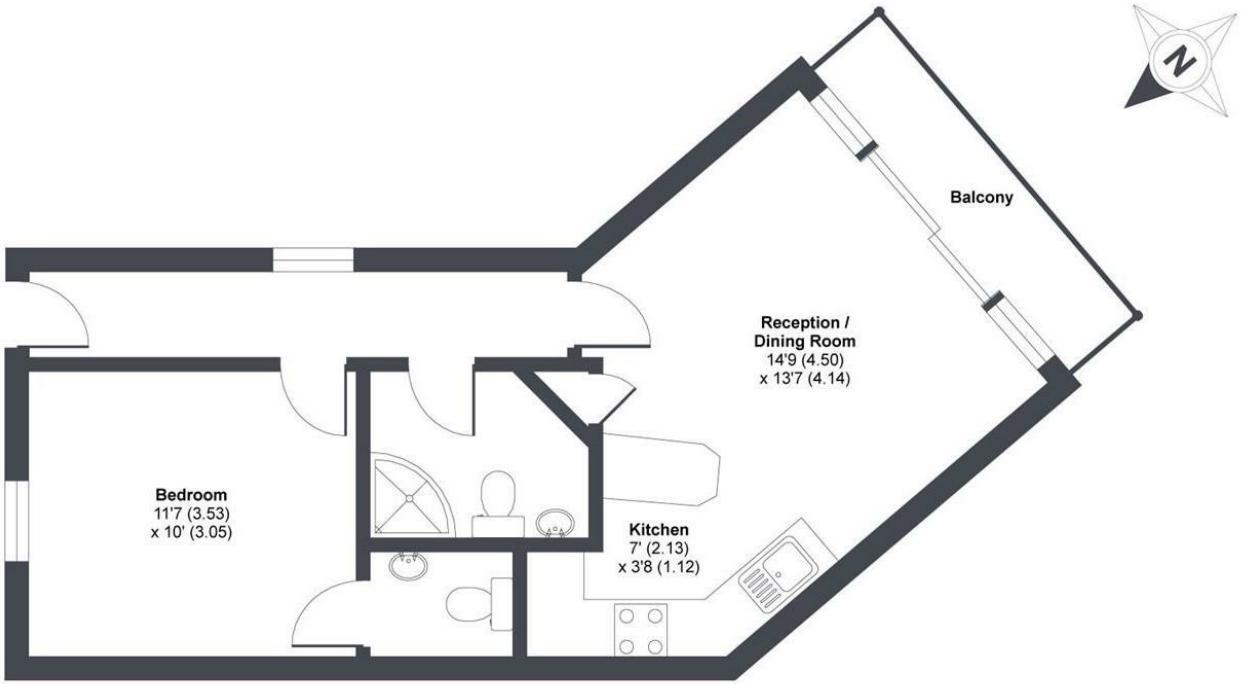
SERVICES

The following services can be found at the property: Mains electric, gas, water and drainage, however, we have not verified any of the connections.

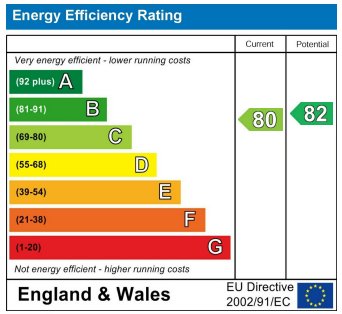
COUNCIL TAX BAND - BUSINESS RATED

Beachcombers Apartments, Watergate Bay, Newquay, TR8

APPROX. GROSS INTERNAL FLOOR AREA 460 SQ FT 42.7 SQ METRES



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for David Ball REF : 544267

david ball Agencies

01637 850850

www.davidballagencies.co.uk

The Property Ombudsman rightmove OnTheMarket

Connecting People & 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 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.