



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

david ball
Agencies

Welcome to this charming semi-detached house located on Lusty Glaze Road in the picturesque town of Newquay. This property boasts a cosy reception room, two comfortable bedrooms, and two modern shower rooms, including a master en-suite for added convenience. Situated in a small development within the sought-after Glendorgal Estate, this home offers easy access to the local beach, making it an ideal retreat for beach lovers and holidaymakers. Whether you are looking for a perfect holiday home to escape to or an investment opportunity in a prime location, this property ticks all the boxes. Its super stylish and contemporary design adds a touch of elegance. Don't miss out on the chance to own a piece of this idyllic coastal lifestyle. Contact us today to arrange a viewing and experience the charm of this lovely property for yourself.

£349,950 Leasehold

Key Features

- PERFECT HOLIDAY HOME OR INVESTMENT POTENTIAL
- BALCONY
- GAS CENTRAL HEATING
- FULLY REFURBISHED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- STYLISH CONTEMPORARY DESIGN
- PRINCIPAL BEDROOM WITH EN-SUITE

LOCATION

The Watermark is situated in 17 acres of private headland within the grounds of the Glendorgal Hotel. There is direct access to Porth Beach, Lusty Glaze Beach and the coastal path from the grounds of the hotel. Newquay itself is the surfing capital of Europe, Padstow is only 12 miles up the coast and the beautiful cathedral city of Truro is about 15 miles away. Transport links to the region are excellent. There is a railway station in Newquay with links to London and Newquay Airport is within 5 miles. By road the A30 dual carriageway joins the M5 motorway at Exeter.

ENTRANCE

Double glazed door to subsequent accommodation. Italian marble tiles. Stairs down to bedrooms and stairs leading to lounge area.

KITCHEN / DINER

Double glazed windows to the front and a patio door to the private balcony. A modern fitted kitchen with a range of base, wall and draw units with composite stone worktops. A built in microwave with Neff oven with five ring gas burner with extractor fan over. Ceramic Belfast sink. American fridge freezer with room for a washing machine and dishwasher. Radiator.





LOUNGE

Double glazed window to the rear and the front aspect. Radiators.

SHOWER ROOM

Obscured double glazed window to the front aspect. Ceramic tiled throughout with marble counter top. Large walk in shower. Wash hand basin with close coupled W/C. Towel rail.

BEDROOM ONE

Double glazed window to the front and the rear of the property. Built in wardrobe.

BEDROOM TWO

Double glazed patio door to the rear of the property. Built in wardrobe. Radiator.

EN-SUITE

Walk in shower with wash hand basin and close coupled W/C. Ceramic tiled throughout. Towel rail.

EXTERNALLY

The fully enclosed decking area provides plenty of space for the granite table and chairs included, perfect for alfresco dining. Additionally, there is an external storage cupboard and space for a tumble dryer with work surface above. There is one allocated parking space that can be found in the communal car park, with a pathway leading to the property.

COUNCIL TAX C

SERVICES

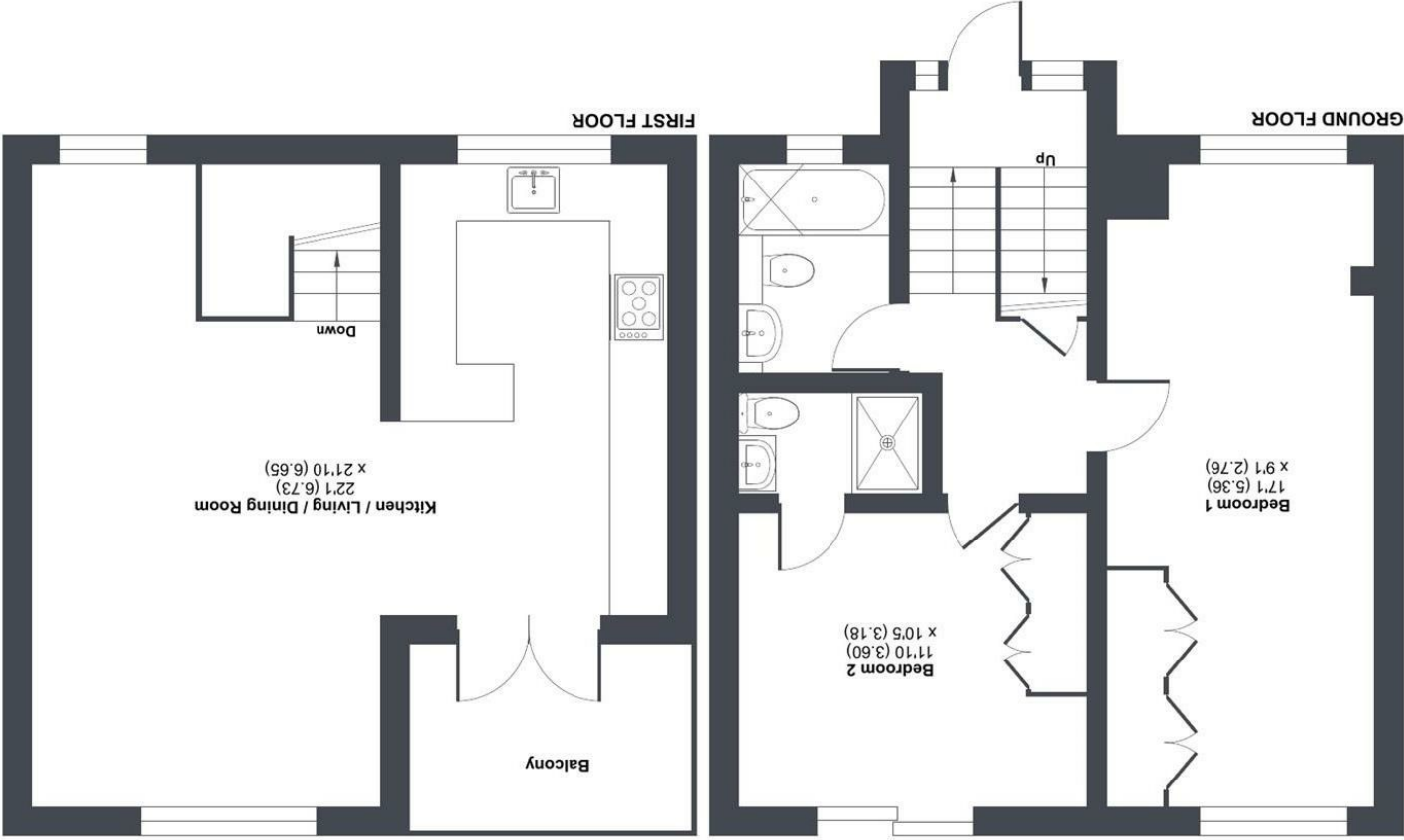
Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.



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Approximate Area = 914 sq ft / 84.9 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
International Property Measurement Standards (IPMS2 Residential). REF: 1161847
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Energy Efficiency Rating	
Current	Potential
87	74
Very energy efficient - lower running costs	
A (82 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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