



16 Beachcombers, Watergate Bay, Newquay, TR8 4AB

david ball  
Agencies

Located in the sought after Watergate Bay is this two bedroom duplex apartment which is within easy reach of the apartment. Benefiting from open plan lounge/kitchen/diner with integral appliance, two double bedrooms and two bathrooms. There is a balcony and allocated parking. This apartment is currently used as a very successful holiday apartment. Early viewing is highly recommended.

## Guide Price £375,000 Leasehold

### Key Features

- Duplex Apartment
- Open Plan Lounge/Kitchen/Diner
- Two Bathrooms
- Private Balcony
- Holiday Use Only
- Two Double Bedrooms
- Integral Appliances
- Allocated Parking
- EPC - D

### AGENTS NOTE

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

### LOCATION

Beachcombers is located in Watergate Bay, on the coast road between Newquay and Padstow. Watergate Bay is famed for its spectacular beach. Newquay Airport is approximately three miles away and the town of Newquay is approximately five miles distance. Newquay benefits from a range of shopping, and banking facilities as well as an array of fashionable bars, nightclubs and restaurants. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and railway service to outlying areas.

### ACCOMMODATION IN DETAIL

All dimensions are approximate.

Access to the building is gained via the communal car park into a reception area in the main entrance hallway. Lifts or communal staircase leading to apartments.

16 Beachcombers is a duplex apartment located on the third and fourth (top) floor.

WOODEN ENTRANCE DOOR INTO HALLWAY

### HALL

19'27 x 6'11 (5.79m x 2.11m)

Stairs ascending to first floor with wooden balustrade. Telephone style wall mounted intercom system. Cloak hooks. Electric trip switches. Smoke alarm. Sprinkler system. Recessed spotlights. Under stairs storage cupboard with additional lockable storage cupboard. Door to lounge/kitchen/diner, shower room and bedroom two.





### **SHOWER ROOM**

**7'65 x 6'94 (2.13m x 1.83m)**

White suite comprising of a corner shower cubicle with sliding glass doors. Mains fed shower over. Low level WC with concealed cistern. White pedestal wash hand basin set on roll edge shelf with a range of white cupboards below with shelving and storage. Mirror, shaving light and point above. Electric towel radiator. Ceramic tiled walls. Recessed spotlights. Coving. Extractor.

### **BEDROOM TWO**

**16'93 x 10'41 (4.88m x 3.05m)**

A double aspect room with UPVC double glazed windows to the rear. Heating thermostat. TV point. Eyeball spot lights. Coving. Extractor. Smoke alarm.

### **OPEN PLAN LOUNGE / KITCHEN / DINER**

**18'63 x 15'95 (5.49m x 4.57m)**

**KITCHEN/DINING AREA**

A range of fitted wall mounted units in wood with corner shelving, cornice, pelmet and pelmet lighting. Matching base units incorporating drawers with granite style work surface over. Tiled splashback. Inset one and a half bowl sink with mixer tap above. Inset Neff electric hob with integral electric Neff oven below and Neff extractor hood over. Microwave. Built in fridge. Built in freezer. Built in dishwasher. Smoke alarm. Fire blanket and extinguisher. Wall light point.

### **LOUNGE AREA**

UPVC double glazed patio doors onto the balcony. Wall light points. TV points. Telephone points.

### **BALCONY**

**9'33 x 5'24 (2.74m x 1.52m)**

Ceramic tiled flooring with a decorative metal safety railing. Outside light.

### **LANDING**

Smoke alarm. Safety lighting. Door to master bedroom

### **MASTER BEDROOM (EN-SUITE)**

**21'24 x 13'63 (6.40m x 3.96m)**

A double aspect room with two double glazed Velux style windows to rear aspect. uPVC double glazed window to the side aspect with rural views. Under eaves storage. Wall mounted telephone intercom system. Extractor. Smoke alarm. Loft access. Wall mounted heating thermostat. TV point. Telephone point. Additional under eaves storage.

### **EN-SUITE**

**7'86 x 7'13 (2.13m x 2.13m)**

A white suite comprising of a low level WC with concealed cistern. Wash hand basin set on granite style shelf with a range of base units under with shelves and storage. Corner bath with curved side panel. Wall mounted shower over. Electric towel radiator. Mirror, shaving light and point above. Ceramic tiles to both floor and walls. Recessed spotlights and extractor.

### **OUTSIDE TO THE FRONT OF THE PROPERTY**

There is a communal car park with an allocated parking space for the apartment. Beachcombers also benefits from a communal laundry room, a twenty four hour on call management emergency service and an on-site shop offering basic essentials. Communal drying area, shower, storage area and laundry.

### **SERVICES**

The following services can be found at the property: metered mains water, mains drainage and mains electric. However, we have not verified any of the connections.

### **AGENTS NOTE**

The apartment cannot be used as a permanent home as there is a covenant restricting its use for holiday/second home. There is a communal car park with an allocated car parking space for the apartment, communal garden, drying area, bin store, entrances, hallways, stairways, lift, lockable storage area and surf shower facilities, laundry and reception.

Planning permission has been granted to erect twenty two apartments on the site of the former Tregurrian Hotel, further enhancing the immediate area of Watergate Bay.

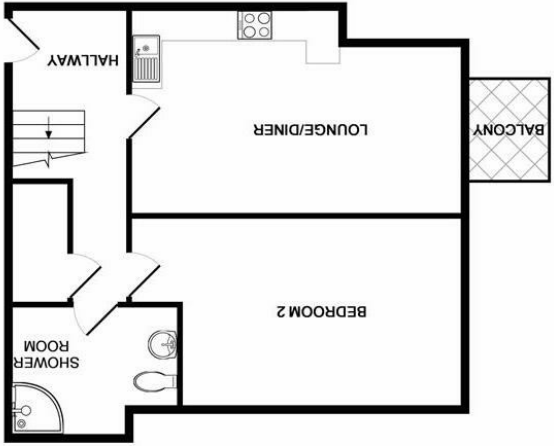
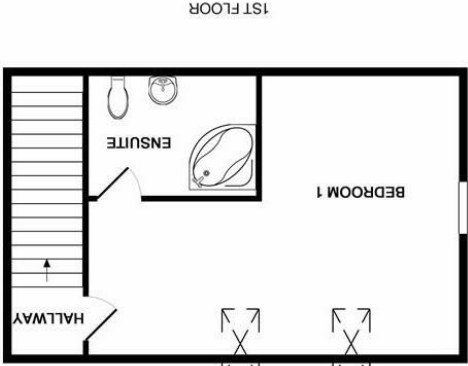
### **LEASEHOLD INFORMATION**



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e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH

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Energy Efficiency Rating	
Current	Potential
62	64

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

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