



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

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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" x 3'4" (1.99 x 1.03)

Close coupled WC with dual flush. Wall mounted wash hand basin with mixer tap

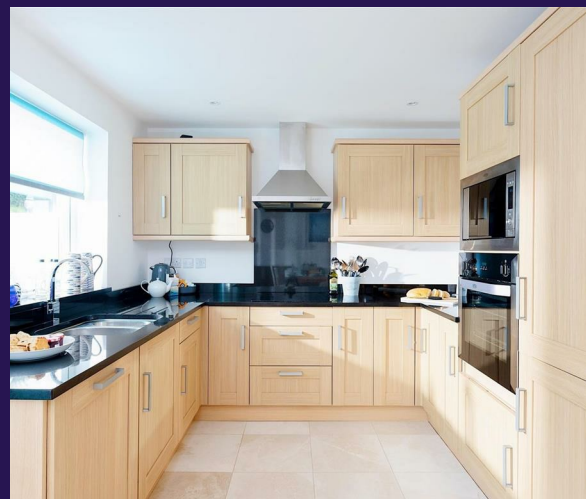
Open Plan Living Space

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 12'6" (5.13 x 3.81)

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.

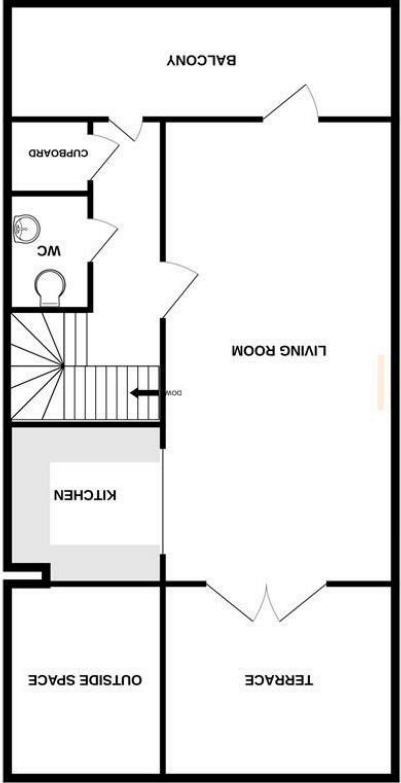




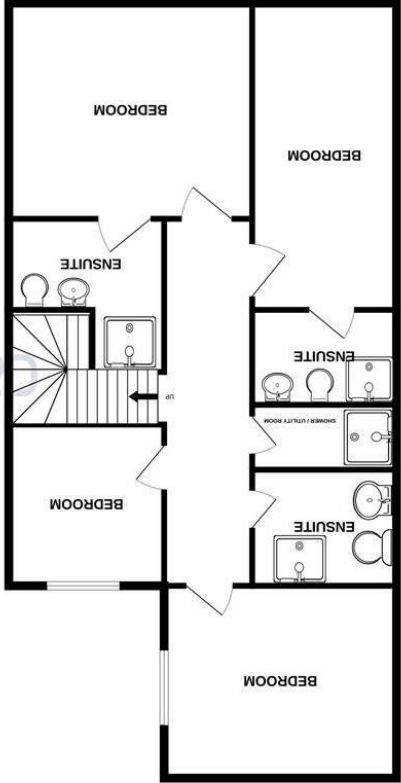
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
A (82 plus)	77	88
B (81-81)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		



GROUND FLOOR



BASEMENT

Whilst every attempt has been made to ensure the accuracy of the diagrams contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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