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4 Ocean Heights Ulalia Road, Newquay TR7 2FQ

£379,000

AN IMPRESSIVE THREE STOREY THREE DOUBLE BEDROOM TOWN HOUSE LOCATED JUST A FEW MINUTES WALK TO TOLCARNE BEACH. THIS IMMACULATE PROPERTY HAS OPEN PLAN LIVING, A LOW MAINTENANCE ENCLOSED REAR GARDEN AND DRIVEWAY PARKING ...PERFECT AS A HOLIDAY SANCTUARY BY THE SEA! OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

- THREE BEDROOM, THREE STOREY TOWN HOUSE
- STYLISH, CONTEMPORARY ACCOMMODATION
- PRESENTED TO A FLAWLESS STANDARD
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- DRIVEWAY PARKING
- IDEAL AS A HOLIDAY HOME, JUST A FEW MINUTES FROM TOLCARNE BEACH
- PV SOLAR PANELS

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DESCRIPTION:

Welcome to Number Four Ocean Heights; a stylish and spacious three-storey townhouse featuring three double bedrooms, ideally located just a few minutes walk from the cliff top above Tolcarne Beach and the South West coast path. Nestled on a quiet side street near the edge of the town centre, the property offers the perfect balance of peace and convenience, with shops, cafés, and bars all within walking distance. Also nearby is the picturesque Trenance Boating Lake and Gardens, home to a popular café and tranquil green spaces as well as tennis courts and one of Newquay's leisure centres.

Built in 2016 by Burrington Estates, this stylish home benefits from the remainder of a 10-year Premier Structural Warranty.

Inside, a welcoming entrance hallway with stairs to the upper floors leads into the bright, front-facing kitchen area. The open-plan ground floor is flooded with natural light and provides generous space for cooking, dining, and relaxing, perfect for families or entertaining. In warmer months, patio doors connect the living area seamlessly to the garden, making it a brilliant sociable space. The high-spec gloss kitchen includes a full suite of integrated appliances, and there's also a ground floor cloakroom and useful under-stairs storage.

On the first floor, you'll find two double bedrooms, one front-facing with sea glimpses from the bay window and one to the rear with one featuring built-in wardrobes. The family bathroom includes a corner bath with shower over. There is also a separate linen cupboard for extra storage.

The top floor is dedicated to a luxurious main bedroom suite, complete with a dressing area, a sleek contemporary en suite shower room, and eaves storage. A built-in window seat enjoys views towards the sea.

The property is presented to an exceptional standard, featuring solid oak doors, practical laminate flooring, and high-quality carpets throughout. Bright, neutral décor and large windows enhance the home's light, airy feel. There's gas central heating throughout powered by a combination boiler located in a first floor bedroom.

Outside, there's driveway parking for one car at the front. At the rear, the westerly facing garden is a neat and low maintenance, beautifully landscaped with a patio area ideal for relaxing in the sunshine. There's a useful garden store, perfect for the storage of bikes and surf boards and an outdoor shower, ideal for that post-surf rinse!

In summary, this is a superb coastal home in a prime location, whether you're seeking a well located beach-side home, the ultimate holiday retreat, a second home, or a high-performing holiday let, Number Four Ocean Heights offers space, quality, and lifestyle just steps from the beach.

Agent's Note:

This property is currently used as a holiday let. Viewings are available only on Saturdays between 11:00 AM and 2:30 PM.

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Kitchen Lounge Diner
11.51m x 3.38m (37'9 x 11'1)

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Bedroom 2
4.60m x 3.35m (15'1 x 11'0)

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Bedroom 3
3.48m x 3.28m (11'5 x 10'9)

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Bedroom 1
6.71m x 3.35m (22'0 x 11'0)

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Rear Store
1.85m x 1.50m (6'1 x 4'11)

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FLOORPLAN:

Ocean Heights, Ulalia Road, Newquay, TR7

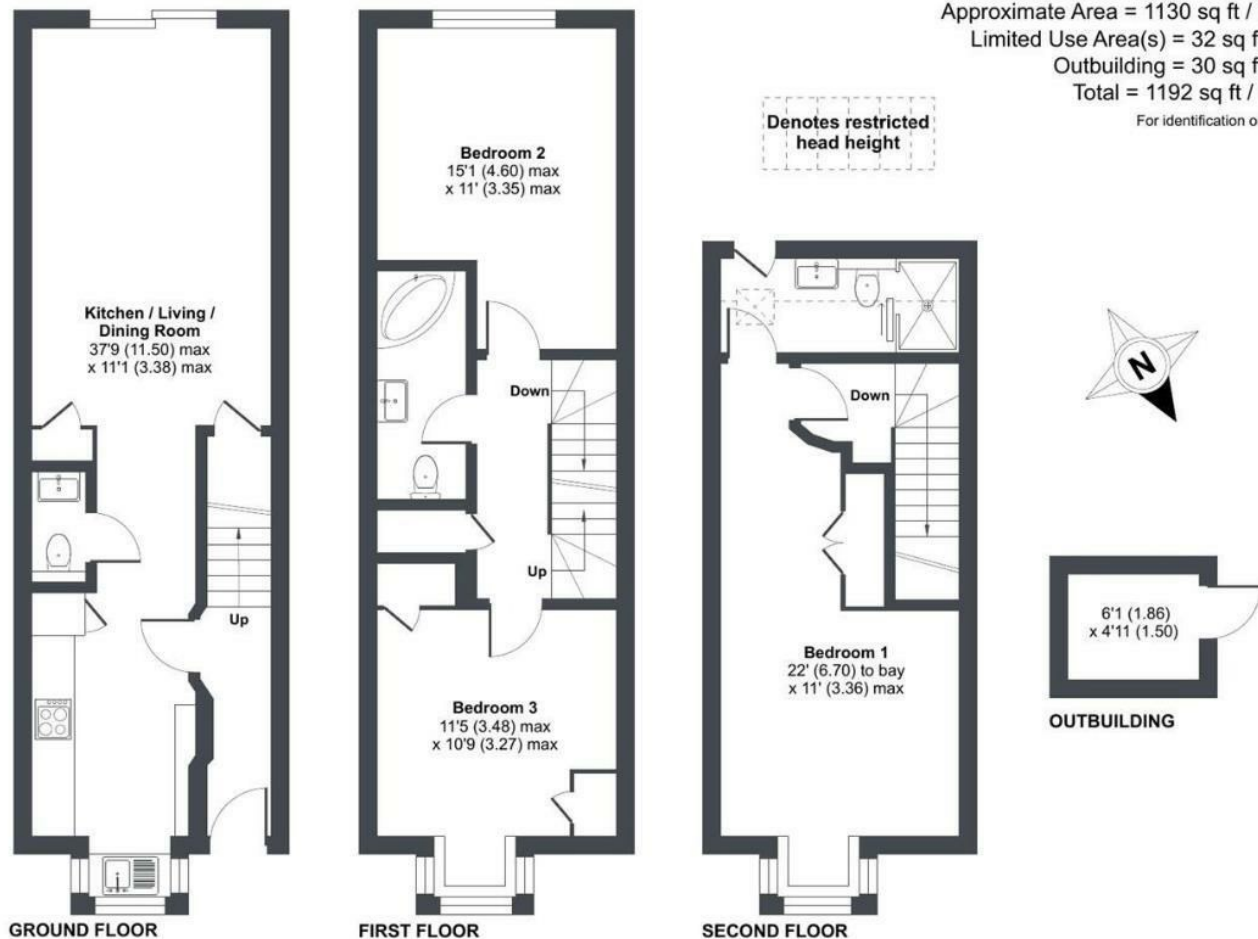
Approximate Area = 1130 sq ft / 104.9 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 1192 sq ft / 110.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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