

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



2 BEDROOM VILLA STYLE COASTAL HOME AT PORTH WITH 2 DOUBLE BEDROOMS, 2 BATHROOMS, AN ENCLOSED TERRACE GARDEN AND A DELIGHTFUL OPEN PLAN FIRST FLOOR LIVING AREA WITH A SUNSET BALCONY

- Popular complex over Porth Beach
- 2 Double bedrooms, master en-suite
- Sheltered terrace garden
- Full residential permission
- Designated parking space
- Well-presented throughout
- Sunset dining balcony off the living area
- Surrounding communal gardens
- Private estate footpath direct to the Beach
- Gas central heating and double glazing
- Surrounding communal gardens

Price £325,000 Leasehold

This delightful split-level home at Porth features reverse living accommodation in a villa style complex of properties that are nestled on the clifftops at Porth and have the benefit of a private estate footpath that leads directly onto the sandy beach at Porth.

From the communal car park, a path meanders through the complex and leads to the Watermark properties surrounded by communal lawned gardens. Accessed from the rear into a mid-level landing, the bedrooms and bathrooms can be found on the lower floor with the open plan living accommodation located on the first floor with a first-floor balcony off the dining area.

Outside the ground floor bedrooms, there is a composite decked terrace garden with high surrounding walls for shelter and privacy.

The property is eminently suitable as a holiday/second home or for residential occupation, but crucially is not "holiday restricted" by planning permission or lease and is suitable for residential mortgages and permanent occupation OR as a second/holiday home with good income potential.

TENURE

Leasehold. 999 Year lease from 5th March 2019.

GROUND RENT

Ground rent £150 per annum. Annual service charge (2026) £2390.63 to include water charges, buildings

insurance, communal electricity and maintenance, refuse maintenance and collection, communal gardening and security.

SERVICES


All mains. Water and sewerage charges included in the management/maintenance charges.

COUNCIL TAX

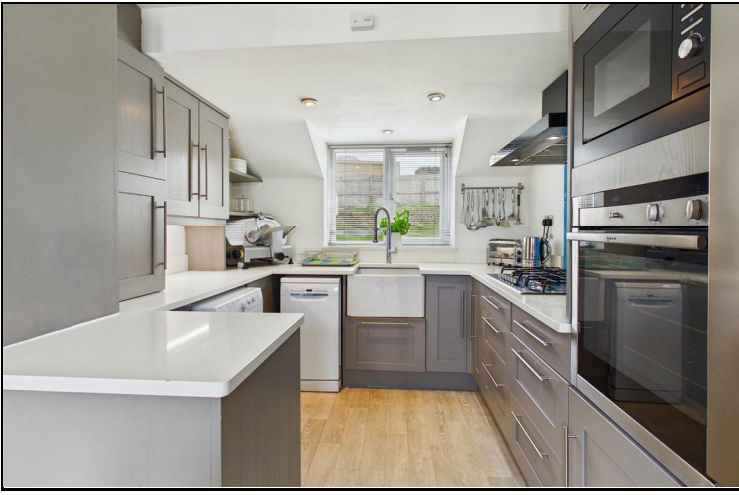
Currently rated for business rates, Cornwall Council application for change to Council Tax and re-banding submitted and pending.

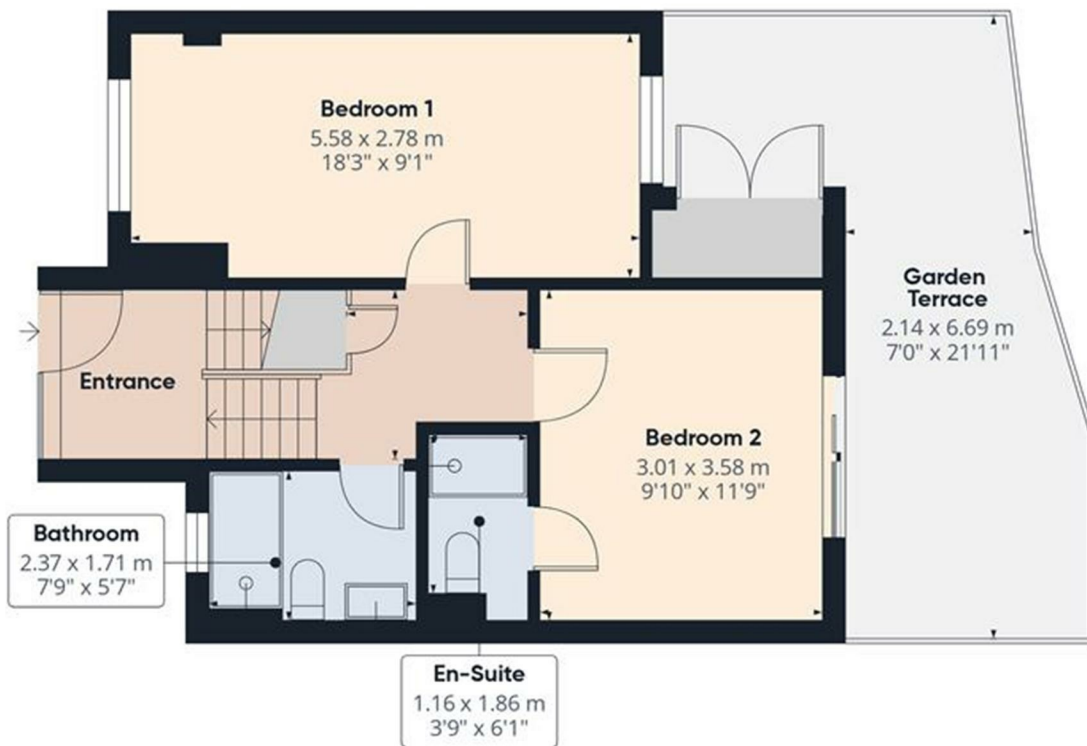
DOGS

The lease provides for a maximum of 2 dogs to be kept at the premises.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		74	
(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	







Floor 0



Floor 1

Start & co

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