

12 The Watermark
PORTH



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ESTATE AGENTS





- **Fully Refurbished & Very Stylish Semi Detached Holiday Home**
- **Direct Access to Porth Beach and South West Coast Path**
- **Two Double Bedrooms with Master En-Suite**
- **Inviting Living Space & Contemporary Fully Equipped Kitchen**
- **Enclosed Garden & First Floor Balcony**
- **Allocated Parking Space**
- **Perfect Holiday Home or Investment Property**



12 The Watermark is a fully refurbished low maintenance holiday home superbly located on a private headland within walking distance to the white sandy beaches of both Lusty Glaze and Porth. The property is part of a small development within the Glendorgal Estate, benefiting from direct access to the South West Coast path.

Super stylish and contemporary, the property is arranged in a reverse living design. The open plan first floor is light, generously spacious and perfect for entertaining with a sitting area, dining area and fully equipped modern kitchen. The kitchen is complete with a gas hob, electric oven, microwave, ceramic Belfast sink and space for a freestanding dishwasher, fridge/

freezer and washing machine. A balcony is accessible from the open plan area.

On the ground floor are two double bedrooms, both with built in wardrobes and the master bedroom with a very stylish and contemporary shower room and patio doors giving access to the enclosed garden at the rear. There is also another contemporary shower room on the ground floor.

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 and plumbing for a tumble dryer with working surface above. One allocated parking space can be found in the communal carpark, with a pathway leading to the property. Services to the property include mains gas, water, electricity and drainage. The property is subject to a 999 year lease from 2004 while an approximate service charge, ground rent and buildings insurance of £2,195 per annum is applicable. EPC rating C. Council tax band C.

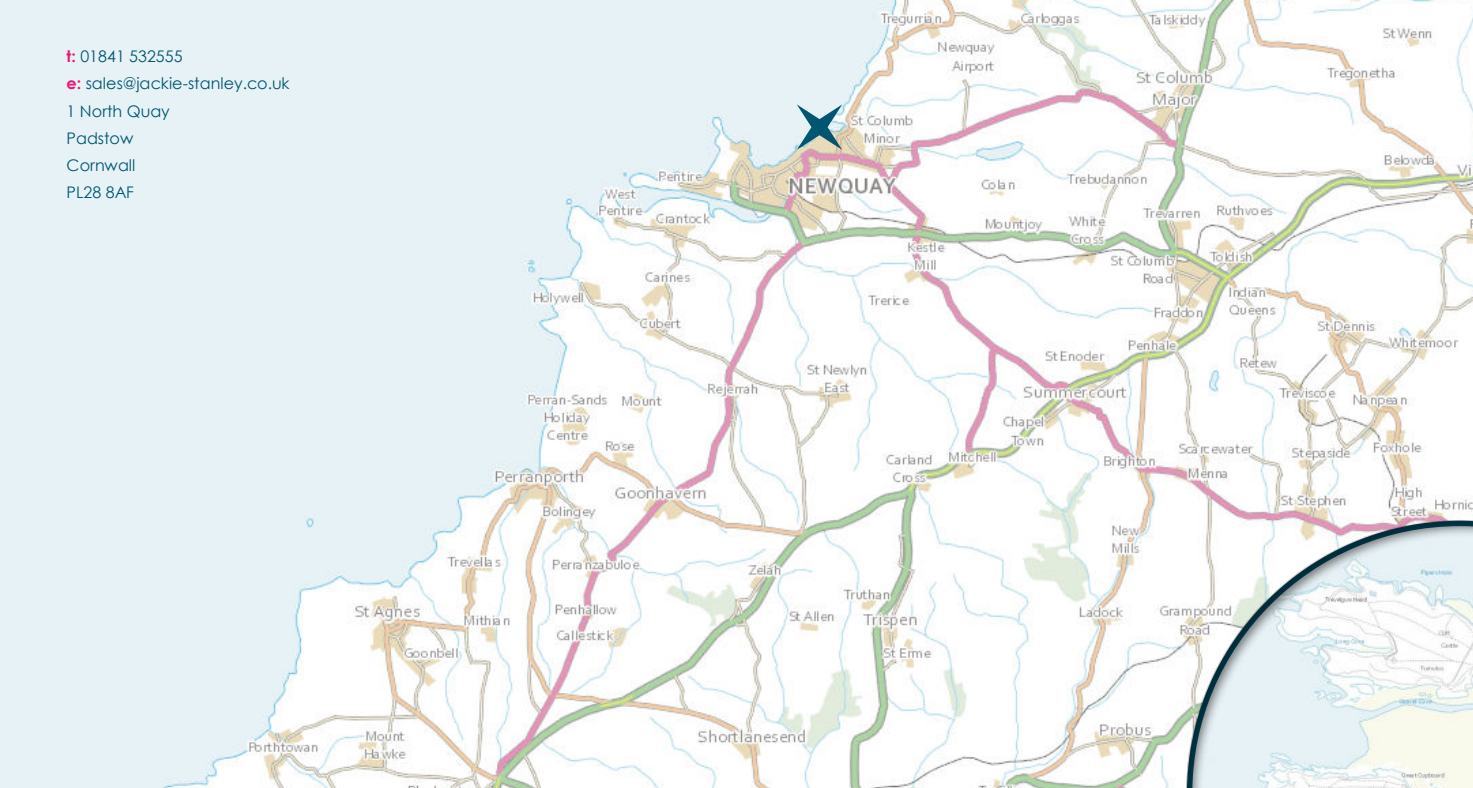
12 The Watermark, Porth

TR7 3AS

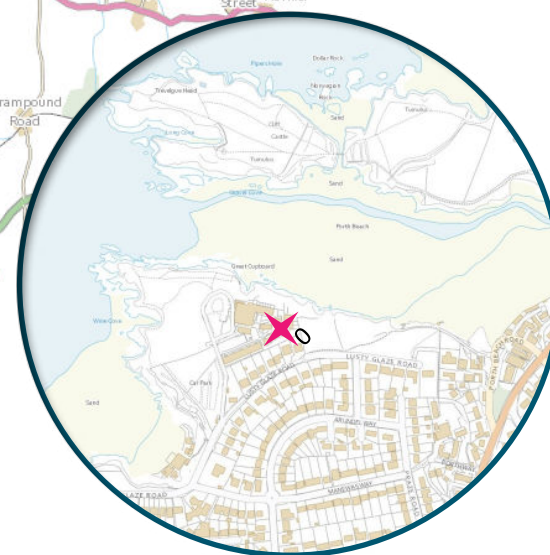
£365,000 guide



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"Stylish and contemporary two bedroom holiday home with direct access to the southwest coast path"



12 The Watermark is situated just 100 meters from two magnificent golden sandy beaches at Porth and Lusty Glaze, on the outskirts of Newquay. The locality is designated an area of outstanding natural beauty and yet is only a ten minute walk from the extensive array of shops, restaurants, bars and cafés of the town which also offers a cinema, zoo, aquarium, aqua park and boating lake. The next bay along from Porth is Watergate Bay, an extremely sought after beach location, with a hive of activity and many attractions such as a variety of restaurants and The Extreme Academy sports school offering a great range of sports and activities.

To find 12 The Watermark, from the A39 head towards Newquay along the A3059 and onto Henvor Road. Head straight over the double mini roundabouts and continue along Henvor Road. As the road bends round to the left, turn right onto Lusty Glaze Road. Take the next left following the signs to Glendrogal, pass the Lusty Glaze carpark and take the entrance on the left to the Glendrogal Estate. The carpark can be found along on the right hand side. The property is approximately 150 yards from the carpark via a pathway. The postcode for satellite navigation is TR7 3AS. What3words: fewer.works.flagging

TOTAL FLOOR AREA : 871 sq.ft. (81.0 sq.m.) approx.

