

14 Beachcombers

WATERGATE BAY



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ESTATE AGENTS



- **Vibrant & Stylish Holiday Apartment**
- **Yards from the Magnificent Beach at Watergate Bay**
- **One Double Bedroom/Family Shower Room & En-Suite Cloakroom**
- **Contemporary Kitchen**
- **Open Plan Living Area with Balcony**
- **Immaculately Presented**
- **Allocated Parking Space**
- **Fully Furnished & Excellent Holiday Let Potential**

14 Beachcombers is a contemporary one bedroom second floor holiday apartment located at Watergate Bay, just a stones throw from the spectacular 1.5 mile long beach and famous surf.

The development boasts allocated parking, a communal laundry room, lockable storage areas, communal showers and a reception area. The property would make a fantastic holiday let, this is a superb opportunity for those seeking a bolt hole or investment property within a short walk of the sand, surf and array of local amenities.

The modern accommodation comprises an open plan living space with patio doors leading to the south east facing balcony. There is ample space for a dining room table and chairs, sofa and occasional furniture with luxury vinyl flooring underfoot.

The contemporary kitchen has an extensive range of floor and wall cabinets with contrasting Quartz work surfaces and integrated gas hob, electric oven, extractor, dishwasher, fridge/freezer and breakfast bar.

The bedroom is a genuine double with built in cupboard and en-suite cloakroom comprises a closed cistern WC, wash hand basin and bidet with fully tiled floor and walls. The family bathroom has a curved shower enclosure, crisp white sanitary ware and fully tiled floor and walls. The apartment is attractively and neutrally decorated and benefits from UPVC double glazing and underfloor heating.

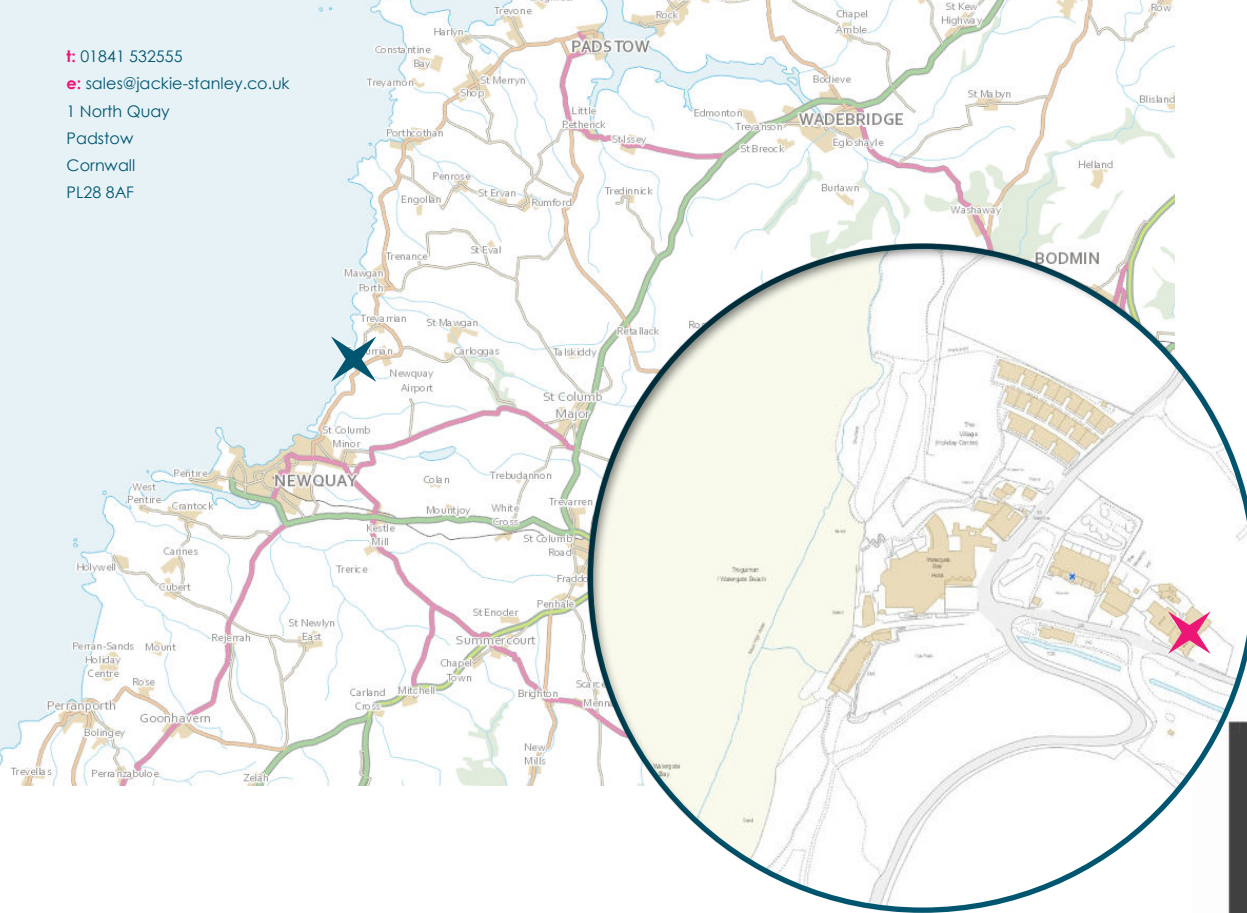
14 Beachcombers is currently run as a holiday let achieving good rentals throughout the year which makes it an excellent, ready-to-go investment opportunity.

The apartment comes fully furnished and is held on the remainder of a 999 year lease commencing in 2005. Services to the property includes mains water, electricity, drainage and a gas fired central heating system with under floor heating throughout. EPC rating C. council tax band A. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile coverage.



14 Beachcombers, Watergate Bay
TR8 4AB £230,000 guide

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Watergate Bay is an extremely sought after beach location, with a hive of activity and many attractions such as The Extreme Academy sports school offering a great range of sports and activities.

A wide range of events are held at the bay throughout the year such as surf competitions and water sports meaning the atmosphere in the small beach community is one of great energy and excitement.

To find Beachcombers, leave Padstow on the A389 and continue onto the B3274 for 4 miles. Turn right towards St Eval and St Mawgan continue for 2 miles, at the junction turn left and left again at the next junction. Once you reach the junction into Mawgan Porth take the left and drive through Mawgan Porth. Follow this road until you reach Watergate Bay, turn left at the junction and the Beachcombers apartments are on your left hand side. The postcode for satellite navigation is TR8 4AB. What3words: roving.mealtime.inhabited

