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ESTATE AGENTS

Bosuns Locker
PORT ISAAC





- ***Stylish Ground Floor Apartment***
- ***Located in the Famed Cornish Fishing Village of Port Isaac***
- ***Two Double Bedrooms & Modern Family Bathroom***
- ***Semi Open Plan Living with Wood Burning Stove***
- ***Modern Fitted Kitchen with Integrated Appliances***
- ***Currently a Successful Holiday Let & Available Fully Furnished***
- ***Allocated Parking Space***
- ***Walking Distance of the Vibrant Harbourside, Cafés & Restaurants***



Bosuns Locker is located within a converted Victorian property at the end of a no through road within the historic picturesque fishing village of Port Isaac. The position boasts outstanding sea views over Port Isaac Bay and the coast towards Tintagel in the distance.

This two double bedroom apartment can be found on the ground floor at the rear of the building and offers superbly presented accommodation with a light and bright neutral décor and some attractive fixtures and fittings. There is access to the communal garden and the added advantage of a private allocated parking space to the front. Currently used as a successful holiday let, one can immediately continue in this vein due to the quality of the accommodation, superb position and enduring popularity of the village.

The accommodation comprises a semi open plan living space complete with a wood burning stove and Cornish stone fireplace. The walls are part panelled and the floor is beautifully tiled. Adjacent is the kitchen, a galley style with a range of contemporary cabinets and drawers complete with a work surface and integrated oven, hob, dishwasher, fridge/ freezer, washing machine and tumble dryer. There is even a bench seating area for dining. There are two double bedrooms within Bosuns Locker, each with half panelled walls and carpets underfoot while the family bathroom has a white suite including a panelled bath with a rainwater shower over.

Sip a morning coffee or dine alfresco on the shared courtyard immediately outside the property, or enjoy the wonderful views across the bay to Tintagel from the large shared garden at the rear of the building. Bosuns Locker has one private allocated parking space to the front of the Seapoint building. Access to this property is by the left-hand side of the building via the gated communal courtyard.

The freehold of the building is held by the Seapoint Residents Association Ltd. There are seven apartments within the development and each vendor owns a share of the freehold. The apartment is held on the remainder of 999 year lease that begun on the 31st August 1979 and the service charge is £1,200 per annum. Services to the property include mains water, electricity and drainage. EPC rating D. The contents, fixtures and fittings are available by separate negotiation.

Port Isaac is a quaint, historic picturesque fishing village, well known globally for its association with Doc Martin and the Fisherman's Friends. This sought after destination offers breathtaking walks across the surrounding dramatic coastline of North Cornwall as well as having its own beach



Bosuns Locker, 19 The Terrace
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£295,000 guide

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and working harbour. There are delightful boutiques and galleries for those who wish to explore the magical narrow streets and to finish off you can always pop into one of the cosy cafés, pubs or Michelin star restaurants of Nathan Outlaw.

"Ground floor apartment located within a converted Victorian property"

The neighbouring village of Port Gaverne was once a thriving 19th Century fishing port and to this day remains unspoilt with the sheltered sandy beach protected by the National Trust. Watersports equipment is available for hire so one can get out and experience water based activities.

To find Bosuns Locker, turn off the B3314 coast road onto the B3267 signposted Port Isaac. On entering the village, continue along New Road and bare right towards Port Gaverne. Just past the garage, turn right onto The Terrace and number 19 is the last property on the right hand side. The postcode for satellite navigation is PL29 3SG. What3words: slopes.jeeps.photos

GROUND FLOOR
 517 sq.ft. (48.0 sq.m.) approx.

