

Breakers

MAWGAN PORTH



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ESTATE AGENTS



- **Smart Contemporary Holiday Garden Apartment Elevated above the Golden Sands of Mawgan Porth**
- **Two Double Bedrooms with a Contemporary Family Bathroom**
- **High Specification Fully Equipped Kitchen**
- **Modern Fully Furnished Accommodation**
- **Exceedingly Private Gardens & Terrace**
- **Allocated Parking Space**
- **A Short Walk to the Beach, Coastal Footpaths & Extensive Amenities**
- **Great Holiday Rental History**



This smart, sunny and contemporary two double bedroom holiday garden apartment is located in the exceptional coastal hotspot of Mawgan Porth on the desirable North Coast of Cornwall, offering fully furnished accommodation, private gardens and allocated parking.

Breakers is one of just five independent properties at Mawgan Porth Apartments on Tredragon Road, converted and fully refurbished in 2017.

Breakers is a perfectly formed garden apartment, privately situated to the rear of the development with an unexpectedly good size private garden including a wild flower garden and a south facing patio/terrace.

The accommodation incorporates a light and bright open plan living space including a fully fitted and equipped kitchen integrated with a ceramic hob, electric oven, extractor fan, microwave, fridge and dishwasher. There are patio doors to the side aspect with full length fitted shutters—as have all the windows.

The two bedrooms are generous doubles, set up as a double and a twin. The double room benefits from patio doors to the patio terrace at the side of the building. The family bathroom is both contemporary and stylish, the pale grey wall tiles are offset by the crisp white sanitary ware which includes a bath with thermostatic shower over. There is also a pleasant entrance hallway and integral storage cupboard.

Services to the property include mains water, electricity and drainage. EPC rating E. council tax band TBC. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity. The property is sold on the remainder of a 999 year lease. The Current service charge is £2,800.



## Breakers, Mawgan Porth, TR8 4BW

£395,000 guide



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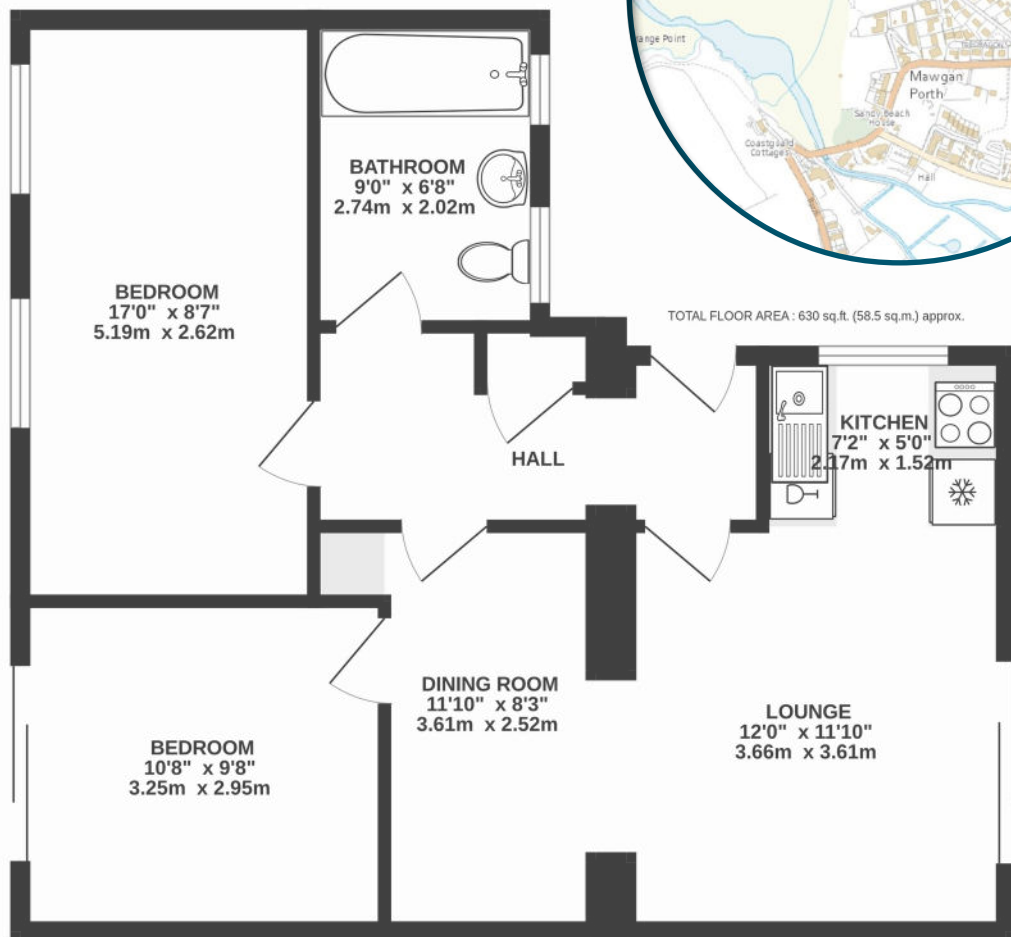


Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlet and Bedruthan Hotel.

The bay provides a range of amenities including a local store, cafés, various eateries, The Merrymoor public house, surf school, and gift shops. Walkers are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps both being within easy reach.

Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles distant. Well situated for ease of transport, Mawgan Porth is less than a 20 minute drive off the main A30 and approximately 2.4 miles from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is an approximate 30 minute drive away with routes into London Paddington.

To find Breakers, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering Mawgan Porth, pass the Bedruthan Steps Hotel and continue round the bend. Heading down the hill towards the beach, turn right into Tredragon Road and Mawgan Porth Apartments is the first property on the right hand side. The postcode for satellite navigation is TR8 4BW. What3words: thank.confetti.shifting



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