

LOT
95

15b Atlantic Road, Newquay, Cornwall TR7 1QJ

GUIDE PRICE **£235,000+***

VACANT RESIDENTIAL

Description

A four bedroom first and second floors maisonette, enjoying panoramic and uninterrupted sea views over Newquay Golf Course and the headlands towards Fistral Beach. The property offers three bedrooms, kitchen and bathroom to the first floor, with an open plan lounge/diner, further bedroom and a bathroom to the second floor. The property has proven to be a successful holiday lettings venture generating circa £34,000 per annum but would equally lend itself as a sizeable family home.

Situated

Atlantic Road is set circa 500 yards from Newquay town centre, with its wide selection of shops, cafes, restaurants and leisure facilities, with stunning sandy beaches and surfing opportunities.

Ground Floor

Entrance hall with storage cupboard and stairs rising to the first floor.

First Floor

Landing, kitchen, three bedrooms and bathroom.

Second Floor

Landing, open plan lounge/diner, bedroom four and bathroom.

Outside

Parking is available on street and in the grassed car park directly opposite the property.

Viewings

Strictly by prior appointment with Stratton Creber Newquay 01637 876275. General enquiries Countrywide Property Auctions 01395 275691.



EPC Rating

D

Council Tax Band

B

Note

Lease length 999 years from 09/01/200

Service Charge £0

Ground Rent £0

The property also has a 50% share of the freehold.

Tenure

Leasehold