

FISTRAL BEACH

— VILLAS —



1 & 2 Fistral Beach Villas are two detached four-bedroomed luxury coastal townhouses located on Pentire Avenue overlooking Fistral Beach in Newquay.

Located just a short walk from the beach, as well the town centre, Fistral Beach Villas are perfectly suited to life in Cornwall. Boasting a stunning coastal design, each townhouse is complete with two balconies offering sea views, covered ground-floor parking, and a private garden.



FISTRAL BEACH
VILLAS

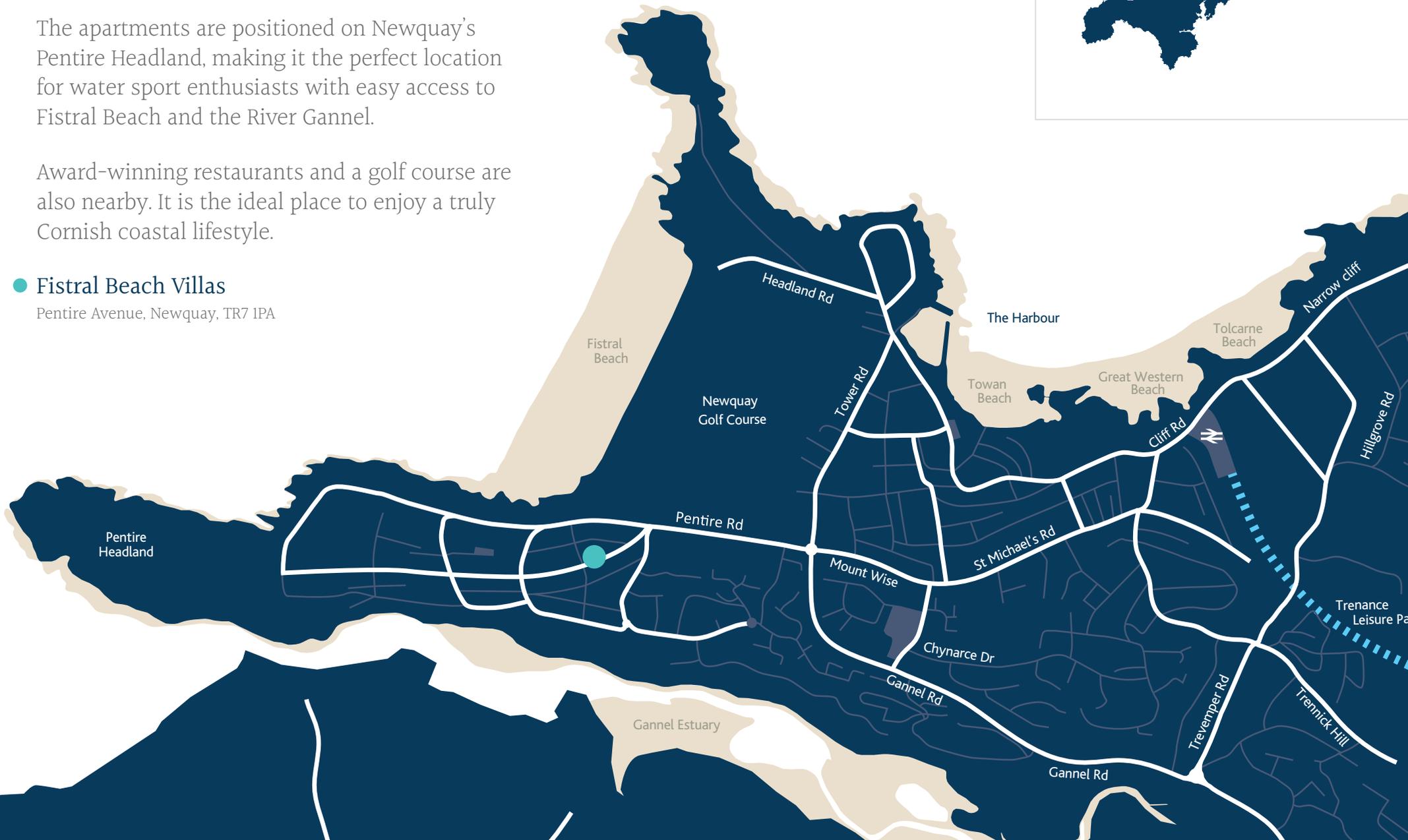


Location

The apartments are positioned on Newquay's Pentire Headland, making it the perfect location for water sport enthusiasts with easy access to Fistral Beach and the River Gannel.

Award-winning restaurants and a golf course are also nearby. It is the ideal place to enjoy a truly Cornish coastal lifestyle.

- **Fistral Beach Villas**
Pentire Avenue, Newquay, TR7 1PA





Newquay

With its reputation for stretching golden sandy beaches, world-class surf, and a laid-back beach atmosphere that permeates throughout the town, it's no surprise that Newquay is such a popular destination for both homeowners and holiday-makers.

Sitting atop the north Cornish cliffs looking out towards the Atlantic Ocean, Newquay offers some of the most beautiful coastal scenery in Cornwall. From the working harbour bringing in the day's catch, to days spent in the surf at Fistral Beach, or evenings watching the sunset from the bar, life in Newquay is all about taking advantage of its stunning coastal location.

The town offers everything you could need to enjoy some slow-paced coastal living. Cosy boutique cafes line the streets, and walks around the lake in Trenance Gardens or kayaking in the calm waters of the Gannel Estuary provide a calm opportunity to enjoy the outdoors. Families can take advantage of the centrally located cinema, zoo and aquarium, and the adventurous can enjoy some of the best surfing in Cornwall alongside an evening buzz that could rival anywhere in the UK.



Interiors

Kitchen & Utility

- Handleless kitchens in a choice of colours
- Marble effect worktops with upstand in a choice of colours
- Under mounted stainless-steel sink with boil-water tap
- Stainless-steel electric fan oven, built-in combination microwave and induction hob
- Integrated fridge freezer and dishwasher
- Ceiling mounted extractor
- Marble effect splash-backs to match worktops
- Wine cooler
- Utility area with fitted washing machine and dryer, worktop and storage cupboard

Flooring & Finishes

- Wide plank engineered oak flooring in living areas and hallways
- 100% wool carpets in bedrooms
- Contemporary hand painted internal doors with brushed stainless-steel furniture
- Oversized front doors
- Powder coated aluminium windows

Heating & Electrical Systems

- Remote access underfloor heating in all areas with digital thermostats
- Highly efficient gas combi boiler
- Dimmable LED downlights in all areas
- Contemporary metal finish sockets & switches
- Mains operated smoke alarms
- Marine grade stainless-steel exterior lighting
- Recessed ceiling detail with power supply to accommodate curtains and blinds in living area and bedrooms

Audio & Visual

- Telephone and data points in reception room and all bedrooms
- TV and satellite wiring to include Sky Plus and Sky Q
- Individual secure entry system to each house

Bathroom & En-suite

- Fully tiled bathrooms & en-suites with contrasting tiled floors
- Contemporary sanitary ware in white
- Chrome taps, drench showerheads
- Glass bath and shower screens
- Heated electric towel rails
- Inset mirror and shelving

Balconies

- Stainless-steel balustrades
- High-quality composite decking

Parking & Communal Areas

- Secure parking
- External power sockets in parking area
- Electric vehicle charging points
- Ground floor wet room
- Exterior taps
- Full lighting in parking areas

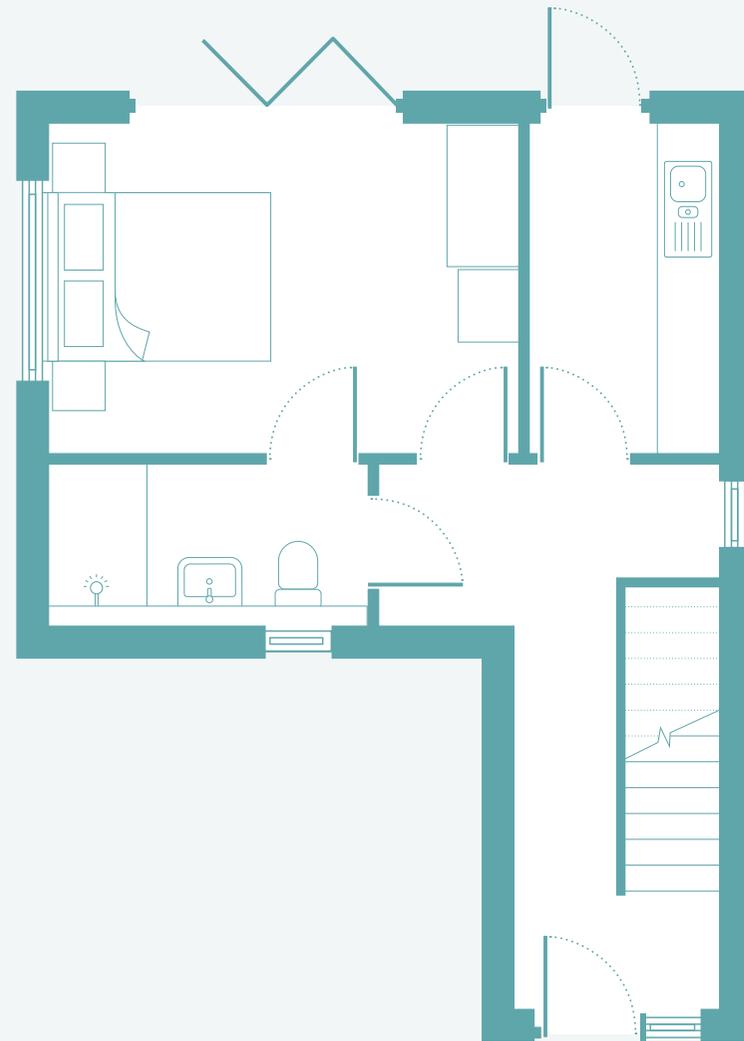
General

- Freehold
- 10 year LABC Warranty
- No ground rent or services charges payable

Ground floor

Perfect for returning home from a day on the beach, the ground floor benefits from a utility room for drying off wetsuits, as well as a Jack and Jill bathroom to hose off your sandy toes. With bi-fold doors leading out into the garden and an en-suite bathroom, the ground floor double bedroom is a sanctuary to relax in after a busy day by the coast.

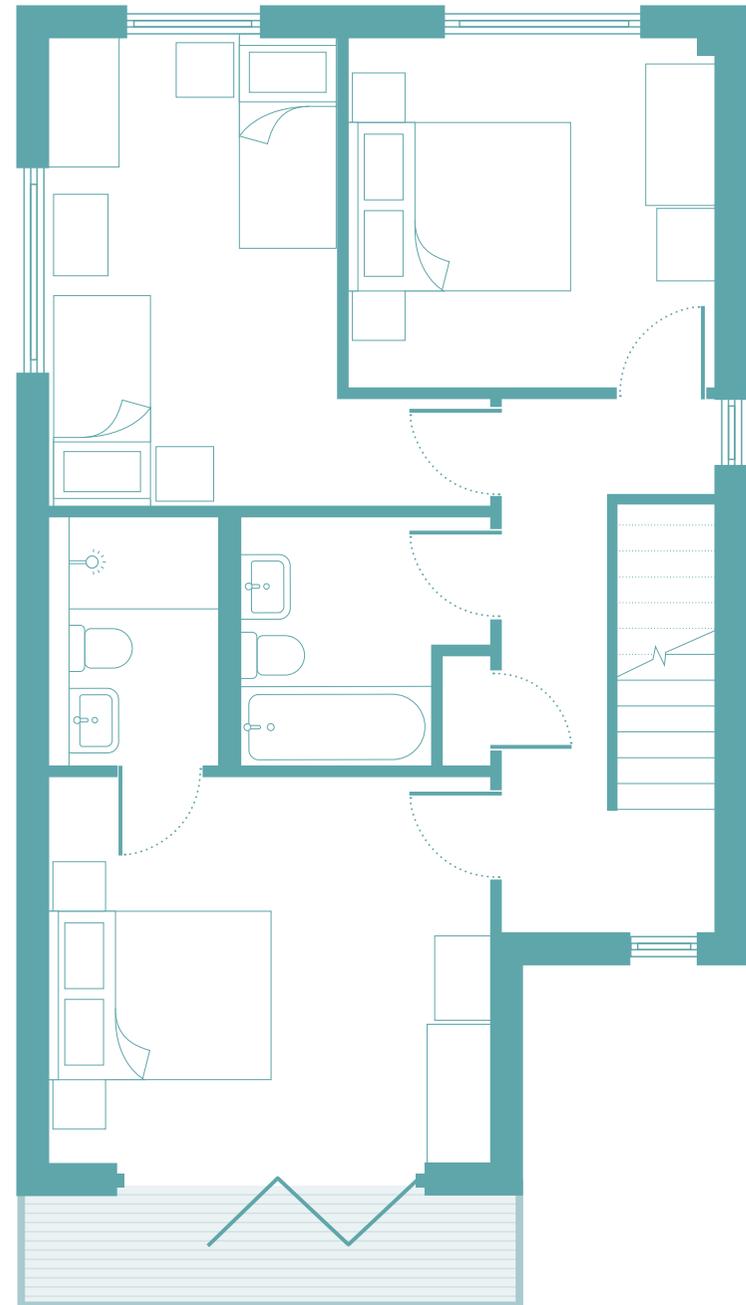
Bedroom 2	4.20 x 2.95m
En-suite	2.80 x 1.40m
Utility	1.70 x 2.95m



First floor

The first floor hosts three bedrooms and the family bathroom. The spacious master is complete with a luxury en-suite and private balcony boasting beautiful sea views, while the double and twin rooms at the back of the townhouse overlook the private garden.

Bedroom 1	3.90 x 3.45m
En-suite	1.30 x 2.25m
Bathroom	2.25 x 2.25m
Bedroom 3	3.30 x 3.10m
Bedroom 4	2.60 x 4.20m

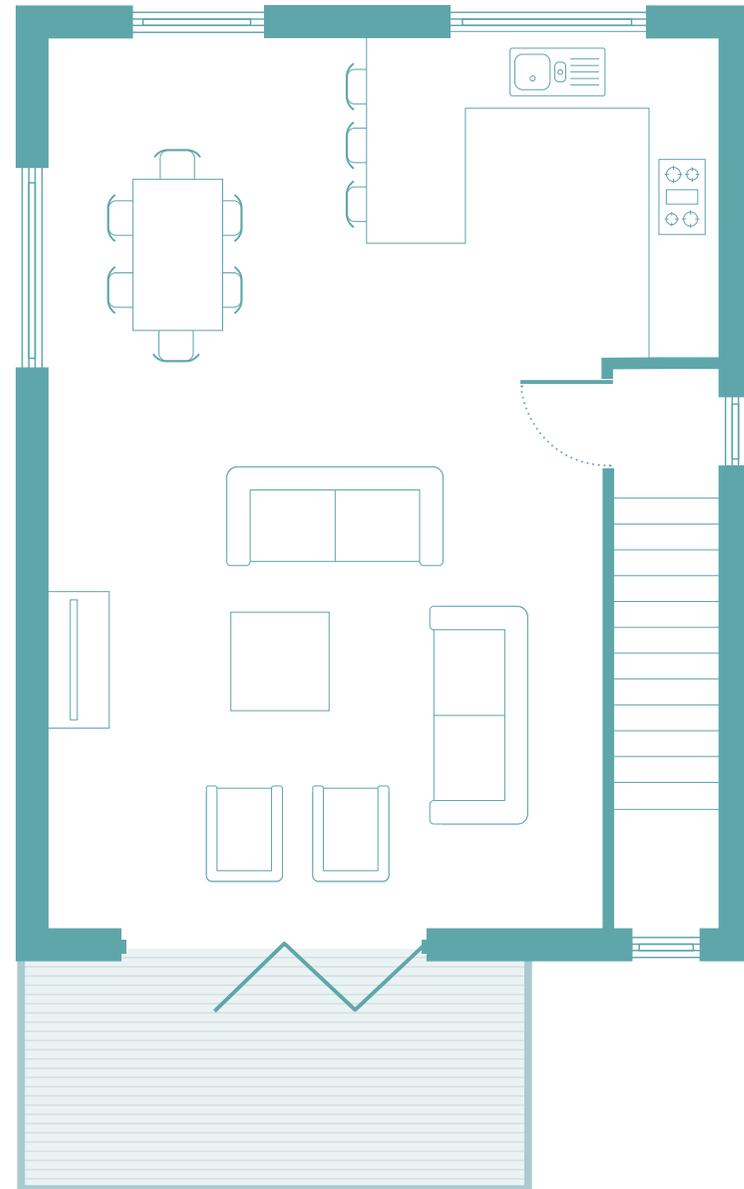


Second floor

Offering open plan living at its finest, the top floor has a contemporary kitchen-diner, fully equipped with modern appliances for entertaining. The bright and airy lounge leads out onto the main balcony, which has stunning views of Fistral Beach and the Atlantic Ocean.

Kitchen & Dining	6.00 x 2.80m
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Living	5.00 x 5.20m
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Viewings & Reservations

To reserve your home at Fistral Beach Villas, Pentire, we require a deposit of just £5,000.

To arrange a viewing and find out more information, please contact sales agent Lillicrap Chilcott on 01872 273473, or email sales@lillicrap.com.

www.cornoviahomes.com



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