



Skylark, Mawgan Porth Apartments

Tredragon Road, Mawgan Porth, Cornwall, TR8
4BW

One Bedroom Holiday Apartment with Sea View

- Wonderful Coastal Location
- Holiday Use Only
- Brand New Luxury First Floor Apartment
- 1 large shower room
- Fully Furnished
- Sea Views
- Balcony
- Private Parking
- Full Letting Service
- Rental Guarantee - Optional

Mawgan Porth Apartments is a stunning development of just 5 newly refurbished luxury properties comprising 1, 2 and 3 bedroom layouts. Skylark is a sunny south facing one bedroom on the first floor and has fabulous beach and sea views from the balcony.

The apartment comes with a brand new kitchen and shower room and has been finished to a very high standard. It is fully furnished within the price and is ready to occupy immediately. Our client is offering a rental guarantee and is already taking holiday let bookings for this summer so buyers can immediately benefit from an income from the day of purchase.

The apartment comes with one allocated parking space. The lovely sandy beach is less than 400m walk from the apartments whilst The Scarlet Hotel is at the end of the road. Cornish Fresh, the local shop selling local produce and great coffee, The Merrymoor Inn and the Fish and Chip shop is about 5 minutes' walk meaning everything you need is on your doorstep.

Asking Price £249,000



'These lovely holiday homes make a great second home/investment.'

Mawgan Porth is a popular seaside village set in an idyllic golden sandy bay in North Cornwall between Padstow and Newquay. Sitting on the stunning rugged north Cornish coast it has a beautiful west facing beach, stunning scenery, wondrous walks and the fantastic Atlantic breakers make for magnificent surfing. The bay has become increasingly popular and is a mecca for families wanting to have the quintessential Cornish holiday with great amenities on your doorstep.

Location

Located between Watergate Bay and Padstow it is easily accessible and is only approximately 2 miles from Newquay International Airport with links with London, throughout the UK and beyond. Padstow is approx. 6.5 miles away and the lively Newquay town is approx. 3.5 miles away. The links golf course at Trevoise is a short drive away whilst St Mawgans own Merlin Golf Course is just up the road.

Services

Mains water, electricity, drainage. Electric central heating.

Directions

Follow the A30 into Cornwall past Bodmin and after approximately 10 miles leave at junction marked Newquay and Airport. Take third exit off roundabout signed Newquay, Wadebridge and Airport. Proceed along dual carriageway to the next roundabout and take the first exit signed Newquay and Airport. Proceed about 1.5 miles and take the right hand turn at the next junction following signs for Mawgan Porth, which is about a mile on from Watergate Bay. Enter Mawgan Porth go past Cornish Fresh and start going up the hill, you will find Mawgan Porth Apartments on your left hand side.

Tenure

Leasehold 999 years

VIEWINGS BY APPOINTMENT

+44(0)1803 505115

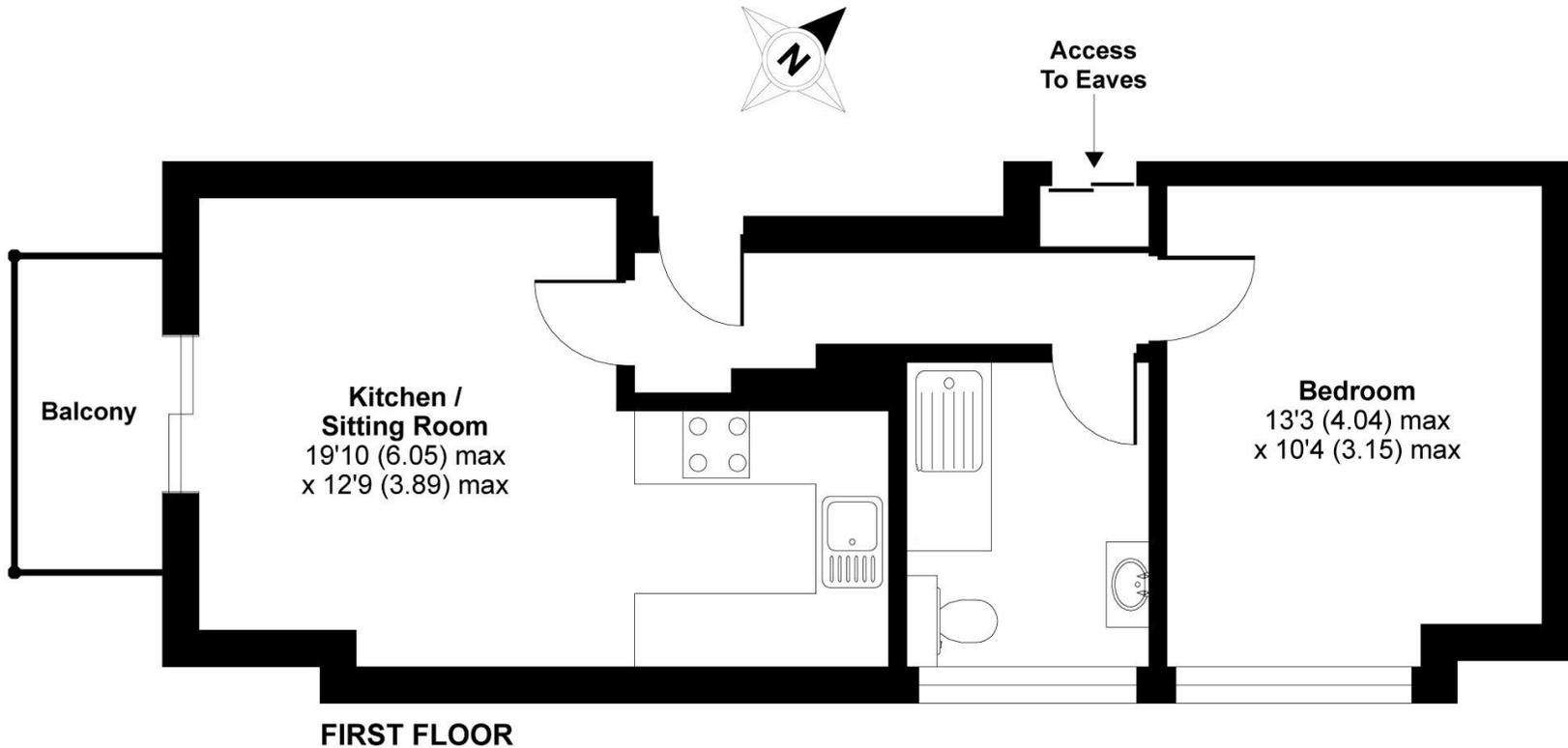
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APPROX. GROSS INTERNAL FLOOR AREA 453 SQ FT 42.08 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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