

# 31 Garden View Villas

PORTH



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ESTATE AGENTS





- **Contemporary Garden View Villa at Porth Veor Manor Hotel**
- **Desirable Position Overlooking the Beach at Porth**
- **Direct Access to Porth Beach and South West Coast Path**
- **Open Plan living Space & Modern Integrated Kitchen**
- **One Double Bedroom & Stylish Modern Shower Room**
- **Private Patio & Allocated Parking Space**
- **Successful Fully Furnished Holiday Rental**
- **Perfect Lock Up & Leave Investment in Sought After North Coast Location**



Situated within the beautifully maintained grounds of the Porth Veor Manor Hotel are the newly built Garden View Villas, five contemporary one bedroom houses of stylish modern design. These properties have a superb outlook across the gardens towards the sand and surf at Porth beach with just a short walk to it.

Noteworthy features include a Sedum live roof, fresh modern kitchen and bathroom, internal oak doors, skirting and architraves, UPVC double glazed windows, air purification system and a sprinkler system.

Number 31 is an end of terrace property with an open plan living/dining room complete with modern kitchen, granite surfaces, integral oven, gas hob and dishwasher. Patio doors slide open to reveal a private patio perfect for enjoying a view across the communal garden towards the beach and the ground floor is complete with a cloakroom and boiler cupboard. Up on the first floor is a stylish and contemporary shower room and generous double bedroom with a high ceiling and beach views.

The Garden View Villas benefit from full use of the outdoor swimming pool and communal gardens and come fully furnished as seen, therefore make for the perfect lock up and leave investment by the sea.

The property is subject to a 999 year lease upon completion of the purchase. An annual service fee of £212 per annum is applicable. Porth Veor Manor Hotel also offer a full letting income guarantee. Services to the property include mains gas, water, electricity & drainage.

Porth Veor Manor Hotel is situated just meters away from the magnificent golden sandy beach at Porth, to the east and on the outskirts of Newquay. The locality offers views across the beach to the headland, an area designated of Great Landscape Value and yet is less than 1.5 miles from the extensive array of shops, restaurants, bars and cafes of the vibrant town which also offers a cinema, zoo, aquarium, aqua park and boating lake. The next bay along from Porth is Watergate Bay, an extremely sought after beach location, with a hive of activity and many attractions including The Extreme Academy sports school offering a great range of sports and activities. Revered Mawgan Porth is less than four miles distant along the scenic coast road as is Newquay Airport.

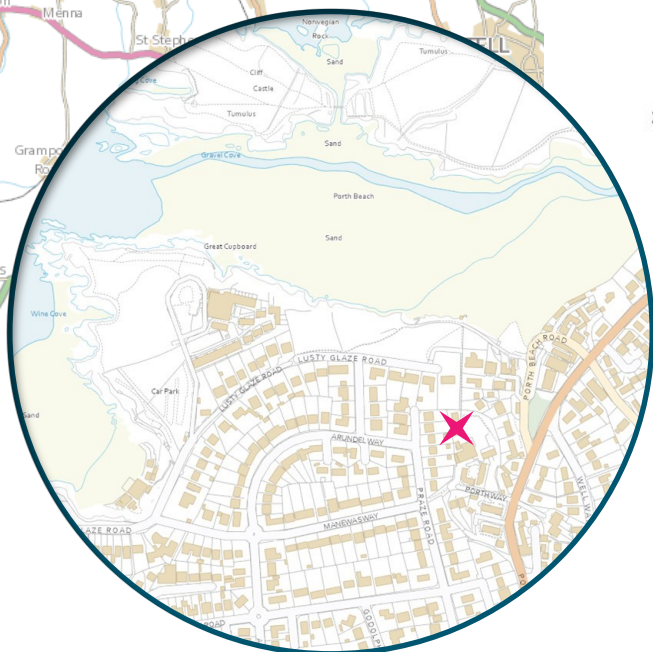
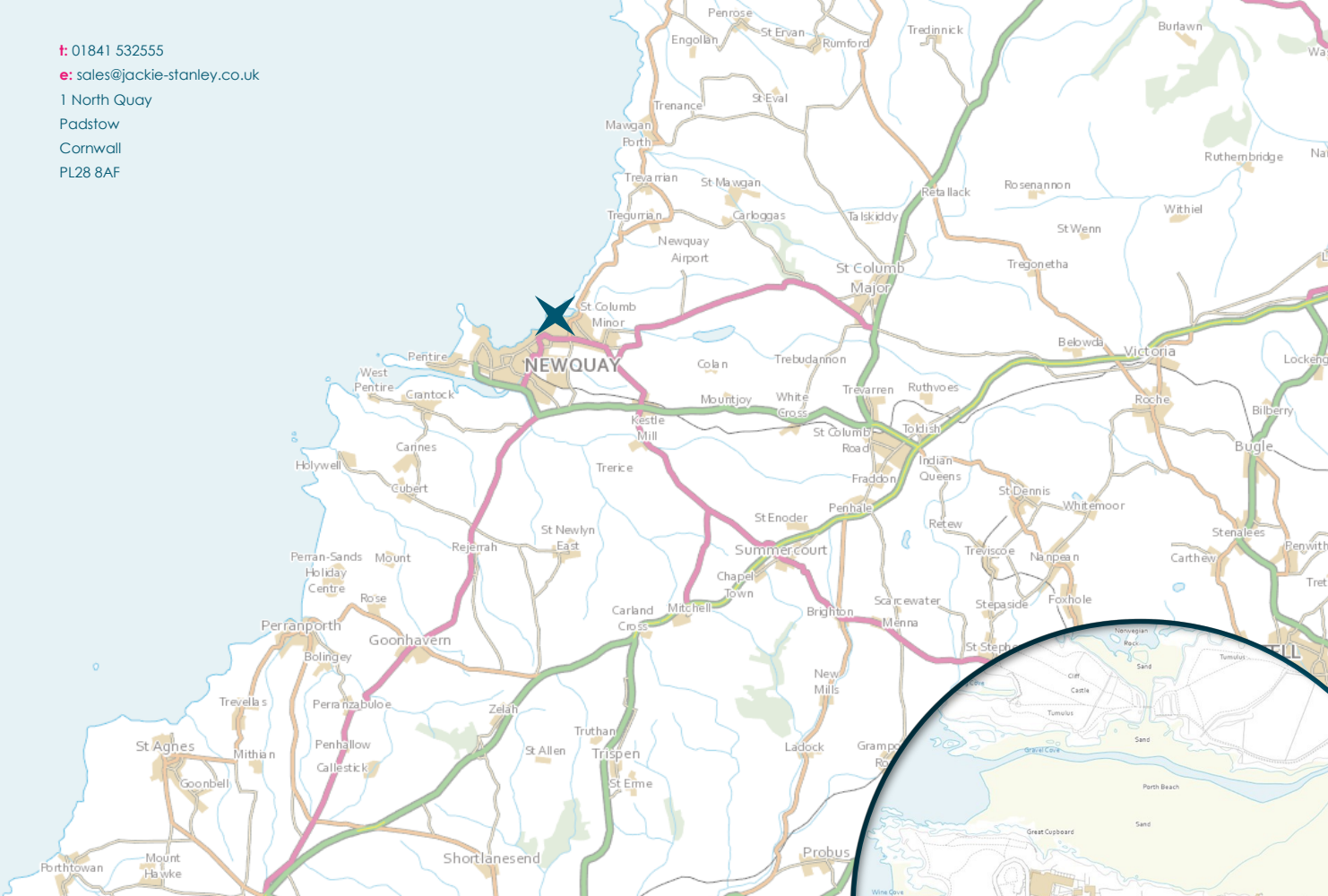
## 31 Garden View Villas, Porth

TR7 3LW

£249,950



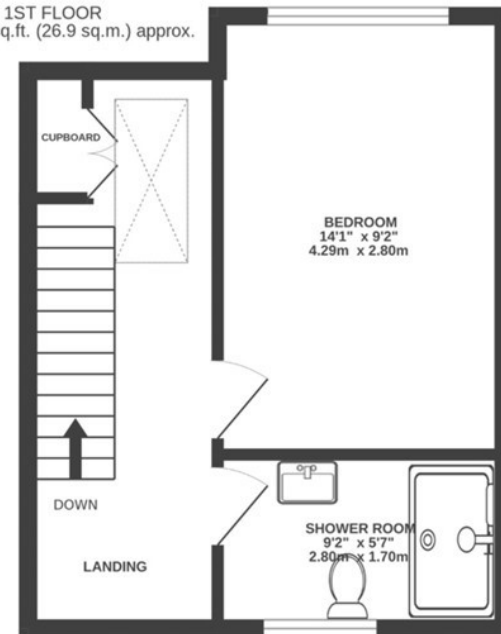
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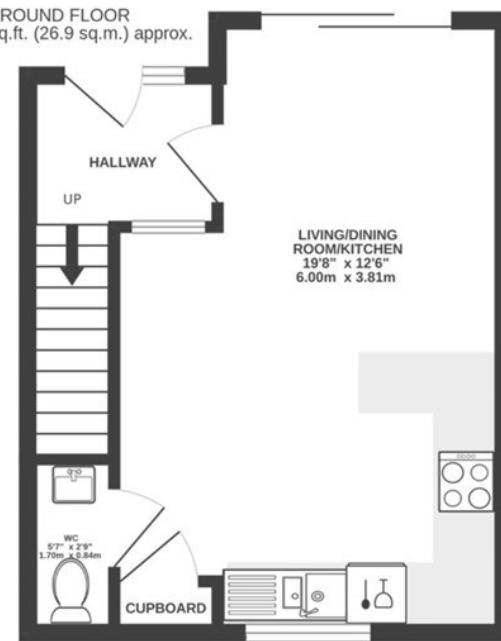
*"Contemporary one bedroom garden view villa within the grounds of the Porth Veor Hotel"*

To find Garden View Villas, from the A39 head towards Newquay along the A3059 and onto Henvor Road. At the first mini roundabout, turn right signposted to Porth. Drive down the hill towards the beach and take the second turning on the left signposted Porth Veor Manor Hotel. The postcode for satellite navigation is TR7 3LW. What3words: lyrics.decide.correct

1ST FLOOR  
 289 sq.ft. (26.9 sq.m.) approx.



GROUND FLOOR  
 289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

