

45 Manor Villas, Atlantic Reach, Carworgie, Newquay TR8 4LX

Asking Price: £50,000

STRATTON CREBER













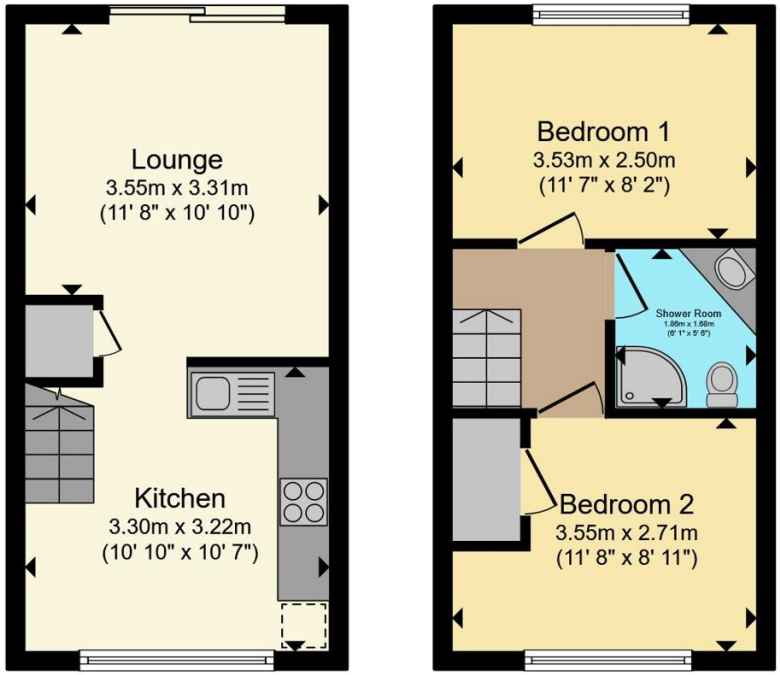
This modern two double bedroom terraced holiday house with lounge, kitchen/dining room, and bathroom, has uPVC double glazing and electric wet central heating. Outside there is a ground floor front paved patio. The property is sold furnished and equipped, ready to let.

Situated within a complex of purpose built two and four bedroom holiday homes with on site facilities that include, indoor and outdoor swimming pools, leisure complex, and tennis courts. Atlantic Reach is open 12 months of the year but holiday restrictions apply.

Viewing is recommend - Chain free.







Ground Floor **First Floor**

Total floor area 51.3 m² (553 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

STRATTON CREBER







Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£2,123**

Years Left on Lease: **271**

Ground Rent: **£180**

Viewing by appointment

T: 01637 876275
E: newquay@strattoncreber.co.uk
70 East Street, Newquay, Cornwall, TR7 1BE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Stratton Creber is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: NEY_NEY250291_R6PL_8