



Villa Martinique  
Pentire, Newquay

LODGE & THOMAS  
ESTABLISHED 1892

**Villa Martinique,**  
8 Pentire Crescent,  
Newquay TR7 1PX

- Highly desirable location
- Well-proportioned accommodation
- Corner plot
- Double garage

**Guide Price - £675,000 Freehold**

A superb architecturally designed detached two bedroom single-storey residence situated on a corner plot in the extremely sought-after area of Pentire. The generous accommodation is complemented by established and enclosed gardens with integral double garage.

The property has an interesting design, with white painted rendered elevations under a shallow sloping concrete tiled roof with deep overhanging soffits.

The well-proportioned accommodation includes entrance hall, sitting/dining room, sun lounge, kitchen, two double bedrooms, each with ensuite facilities, cloakroom, WC, and integral double garage.

Ceiling heights are above average and are mainly coved throughout. There is double glazing throughout the property, which is warmed by gas central heating.

Likely to be of interest to many different buyers, either for refreshment, or possibly redevelopment, we recommend arranging a viewing appointment at the earliest opportunity.



The accommodation or dimensions approximate:

Double glazed front door and glazed panels to side with leaded lights, leads to:

**Entrance Hall:** radiator, obscure glazed door with panel to side leading to:

**Reception Hall:** cloak cupboard, radiator and doors lead to:

**Sitting Room:** light and airy, dual aspect room with large picture windows to south and east elevations, two double radiators, door to kitchen, sliding patio door to:

**Sun Lounge:** with double glazed uPVC windows and polycarbonate roof, double radiator, sliding door to outside, wall light;

**Kitchen/Breakfast Room:** large picture window to south elevation, good range of floor and wall mounted drawers and cupboards with roll edge work surfaces, halogen hob, extractor fan, integrated double oven, glazed display cupboards with leaded lights, double radiator, extractor fan, space for fridge;

**Master Bedroom:** large window to east elevation allowing sunlight to flood in during the morning, views over the front lawn, range of fitted wardrobes and drawer units, door to:

**Ensuite Bathroom:** with panelled bath and shower over, low-level flush WC, wash hand basin with cupboards beneath, complementary ceramic tiling, obscure glazed window to rear;

**Bedroom Two:** double radiator, large window overlooking rear garden, fitted wardrobes and drawer units with dressing table area, sliding 'Jack & Jill' door to:

**Family Shower Room:** low-level flush WC, wash hand basin with cupboards beneath light fitted with shaver point, extractor fan, shower cubicle with ceramic tiling and Mira 'vigour' mixer shower, cupboard housing, hot water cylinder with timber slatted shelves, heated towel rail, door to reception hall;

**Boiler Cupboard** housing Glow Worm gas fired central heating boiler serving domestic hot water and central heating;

**Cloakroom:** WC, obscure glazed window to rear, radiator, low-level flush WC and pedestal wash hand basin with ceramic tiled splash back.



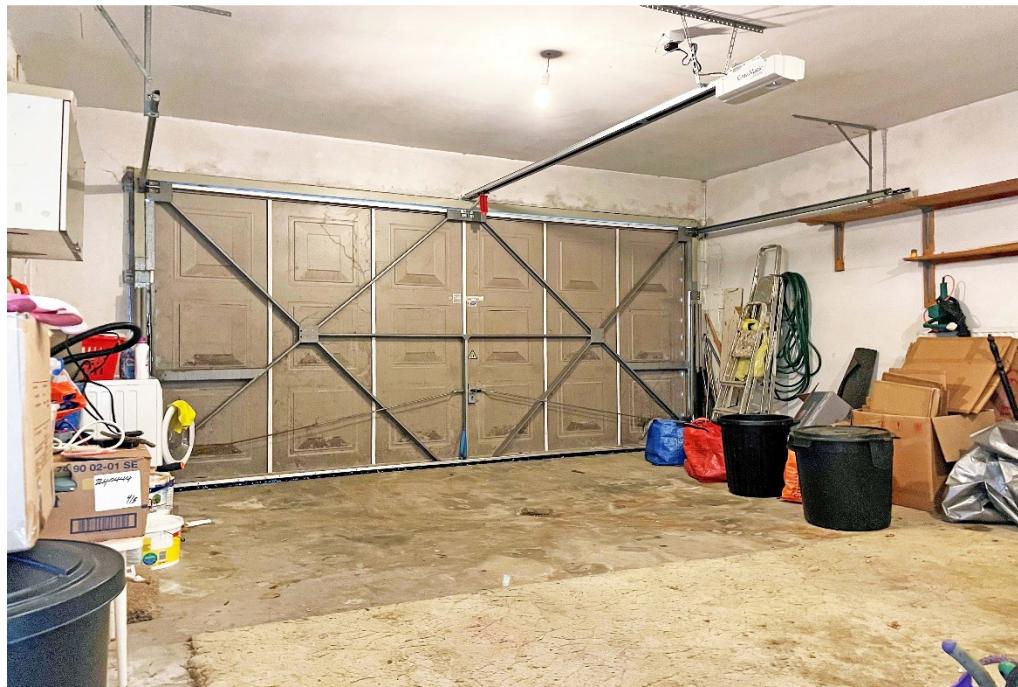
**Double Garage:** electrically operated double sized up and over garage door, concrete floor, radiator, gas and electric meters, plumbing for washing machine, wall mounted storage, cupboards and shelves.

## Outside

Situated on a desirable corner plot, the enclosed gardens are well established and greatly complement the property. To the east, the main entrance wrought iron arched gate leads to a broad concrete path to the main front door, flanked by well-tended areas of lawn, complemented by beautifully stocked beds and borders giving a profusion of colour throughout many months of the year. Shrubs include cherry trees, camellias, hydrangeas, Mexican orange, and a lovely large dracaena.

A small patio area to the south of the sun lounge proves to be an absolute suntrap for much of the day.

A concrete path gives access around the property to a rear courtyard area with a 8' x 6' greenhouse and 6' x 4' garden shed with sloping roof. A vehicle parking space exists in front of the garage door.



## Situation

Set in one of the finest locations in Newquay, Villa Martinique is situated on Pentire Headland. Newquay is one of the country's premier tourist resorts as well as being its surfing capital renowned for its splendid coastline and wonderful beaches. It is close to the local golf course and within approximately one mile of the busy town centre with its many thriving restaurants, bars, cafes and shops, as well as its picturesque local harbour.

Newquay Airport is within approximately 7 miles, with daily flights to London and other parts of the country. The picturesque and historic port of Padstow, on the Camel Estuary, and the internationally famed Eden Project are within easy reach.

**Services:** Mains water, drainage, electricity and gas connected. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band:** D **EPC:** D

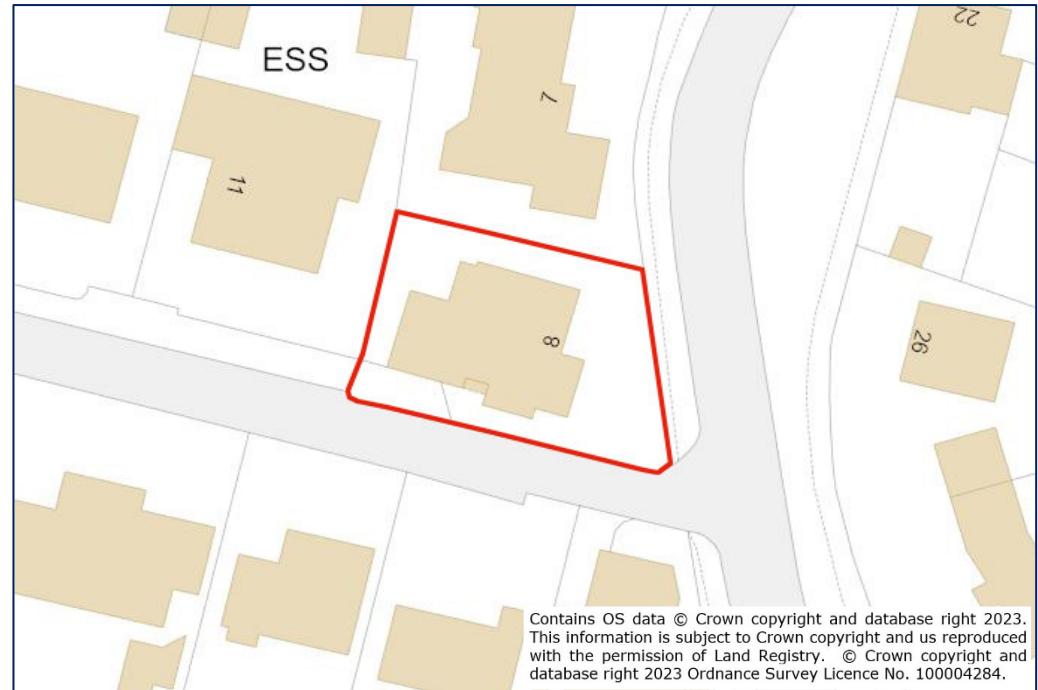
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** Strictly by appointment with the sole selling agents Lodge & Thomas. Telephone 01872 272722

**Directions:** Head along Pentire Road for 500 yards before turning left into Pentire Crescent. Villa Martinique can be found after 250 yards on the right hand side.

**what3words:** //smart.ramps.riot





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