



1 Island Reach

Newquay



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Island Crescent, Newquay, TR7 1DZ

This highly specified and incredibly energy efficient Zero Carbon Smart townhouse enjoys sensational sea views and provides perfectly presented, light and spacious contemporary accommodation over four storeys. With a roof terrace, gated secure parking and a coastal location just moments from Towan Beach - low maintenance seaside living doesn't get much better.





The property

- EPC A-rated carbon neutral part cedar-clad four-bedroom townhouse
- 2017 Best Residential Development in Cornwall by the UK Property Awards
- Sea and coastal views from the two living areas and two bedrooms
- Impeccably presented with high quality fittings throughout
- All bedrooms with fitted wardrobes
- Porcelanosa bathroom fittings
- Tannoy integrated sounds system
- Motion sensor lighting throughout
- Underfloor heating and mechanical ventilation heat recovery (MVHR) system throughout
- Air source heat pump
- Loxane Smart Home system
- Triple glazed Argon-filled windows and doors throughout, super-insulated walls and floors, providing almost zero heat loss and noise pollution.

Ground floor

- Reception hallway with large storage cupboard, comms cupboard and plant room
- Games room / study
- WC
- Utility room with integrated Bosch washer / dryer

First floor

- Guest bedroom with sea views and en suite shower room
- Double bedroom with en suite bathroom

Second floor

- Master bedroom with sea views and en suite shower room
- Double bedroom
- Family bathroom

Third floor

- Double aspect open plan living / dining area / kitchen occupying the whole of the third floor
- Contemporary kitchen with central island. Bosch appliances (dishwasher, fridge/freezer, oven, microwave / combi oven, induction hob and extractor hood)

Fourth floor

- Sitting room with bi fold doors to the roof terrace enjoying the sea views

Outside space & parking

- Front courtyard / patio
- Secure gated parking area at rear with reserved parking for property with EV charger
- Outdoor decked area with shower and surf store. Housing for the air source heat pump
- Four visitor parking spaces





The location

Island Reach, a highly regarded development of five zero carbon and highly energy efficient townhouses and two apartments completed in 2015 by Verto Homes, is set on the stunning north Cornish coast, right in the centre of Newquay and just a few minutes' walk from several of Cornwall's most famous and arguably best beaches.

Newquay offers a wide range of shops, bars, clubs and schooling, together with the zoo and branch line railway service to Truro (mainline). Just over three miles up the coast, Watergate Bay is home to the Extreme Sports Academy, Watergate Bay Hotel and annual Boardmasters festival.

Further north, the seaside village of Mawgan Porth is set around its stunning sandy beach and is the home of the internationally renowned spa hotel, the Scarlet. Nearby Cornwall Airport, just six miles from Island Reach, provides regular daily flights to a wide range of national and European destinations.

Tenure, services & general information

Freehold. Mains drainage, electricity and water. Air source heating. Photovoltaic solar panels (providing power with Feed In Tariff). Smoke and heat alarms with sprinkler system.

Loxone system operating lights, heating, audio, locks, doorbell, security camera and blinds.

Council Tax: Band G. Broadband: Ultrafast Fibre is available in the postcode.

Residents' Management Committee with AGM to review all expenditure administered by Penina Property Management. Approximately £75 pcm includes parking and electric gates maintenance and monthly window cleaning

Distances

- Towan Beach – 100 yards; town centre – 200 yards;
- Fistral Beach – 1; Newquay Golf Club – 1;
- Newquay Zoo – 1; The Headland Hotel – 1.5;
- Lusty Glaze – 1.5; Watergate Bay – 3.5;
- Crantock Beach – 4; Poly Joke Beach – 5;
- Cornwall Airport – 6; Truro – 13

(All distances are approximate and in miles)

What3Words: ///enlighten.improves.seabirds

Directions

Entering Newquay along Trevemper Road, turn right at the Gannel roundabout and continue along Trevemper Road (with the boating lake on your left). At the next roundabout, turn left into Trenance Road and continue up and over the hill. At the traffic lights, turn left into Mount Wise and then second right into Marcus Hill. Upon reaching the town centre (Manor Road / East Street), go straight on and follow Trebarwith Crescent then the SECOND entrance to Island Crescent. The rear lane to Island Reach is on the left hand side.

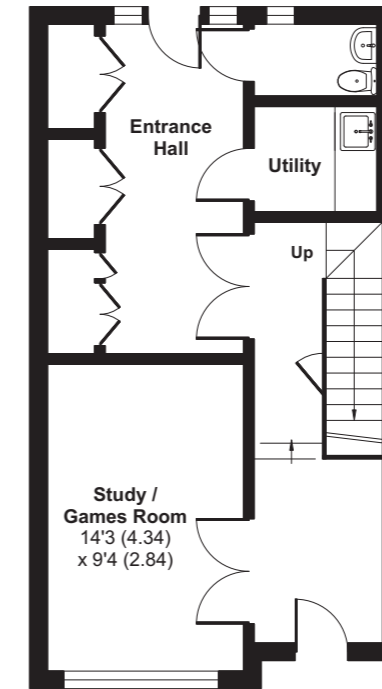




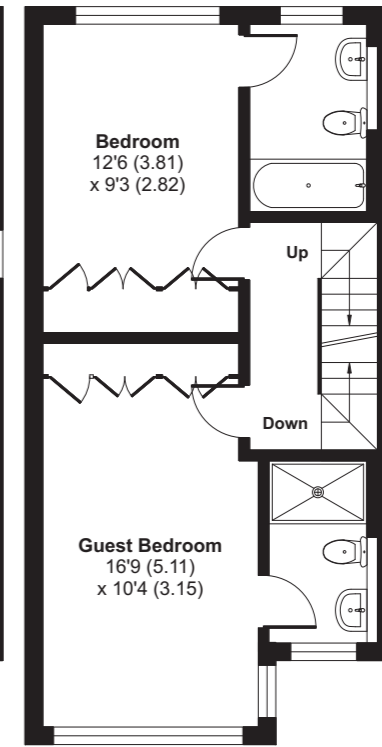
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Main House = 2190 sq ft / 203.5 sq m

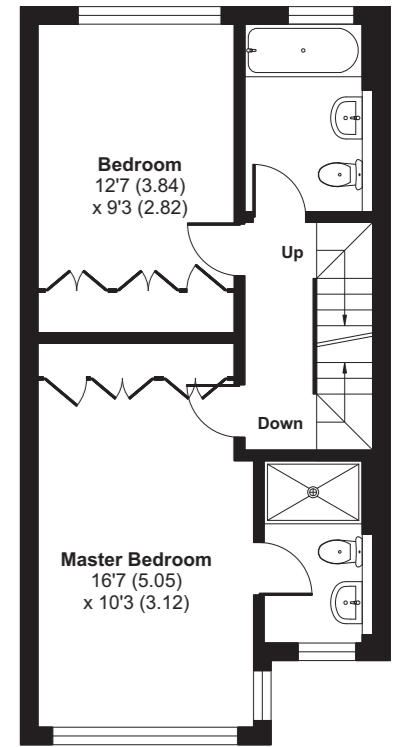
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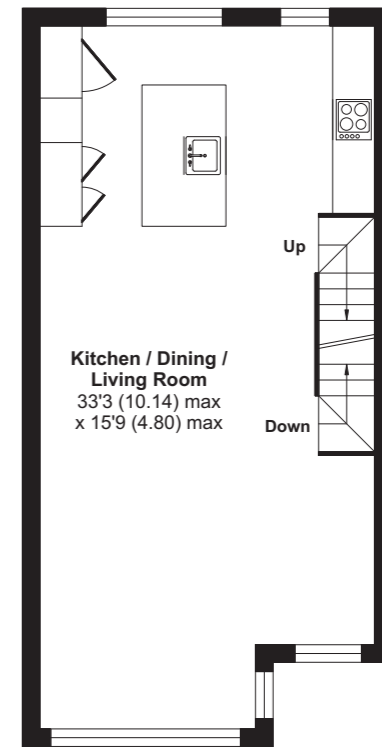
GROUND FLOOR



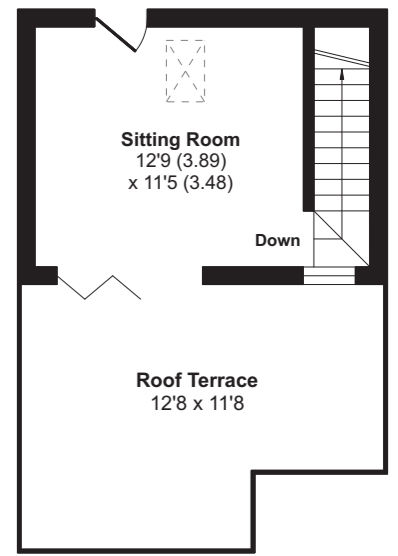
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

Score	Energy rating	Current	Potential
92+	A	97 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Shore Partnership Limited. REF: 1139810

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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