



# Nokandui

Pentire, Newquay



## Nokandui, 8 The Vista, 10 Pentire Road, Newquay, TR7 1NX

An immaculately presented first floor apartment within an exclusive and gated development in Pentire, enjoying fantastic sea views over Newquay golf course, Fistral beach, Towan headland, towards the Headland hotel and ocean beyond. This high quality and low maintenance bolt hole is the perfect base from which to enjoy a north coast lifestyle.

### Distances

Fistral Beach – 350 yards; Newquay golf clubhouse – 0.5;  
The Headland Hotel - 1; Pentire Headland – 1;  
Newquay centre – 1; Watergate Bay – 4;  
Crantock beach – 4; Poly Joke beach – 5;  
Mawgan Porth – 6.5; Cornwall Airport – 7; Truro - 13;  
Padstow – 17

(All distances are approximate and in miles)

### The location

Set on the stunning north Cornish coast between Newquay and Crantock, Pentire is a highly desirable peninsula situated between the world-famous Fistral beach to the north and the wide sand dune-backed bay of Crantock to the south.

The coast path and surfing break are within walking distance and easily accessible is the locals' best kept culinary secret, the seafood bistro Fern Pit Café, which also provides a passenger ferry service across the Gannel to Crantock.

Less than half a mile from the property, the Fistral Beach Hotel and Spa is located at the southern end of the iconic beach, home to a range of bars and restaurants, surf school, golf course and the landmark Headland Hotel.

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 four 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 Scarlet Hotel.

Nearby Cornwall Airport, just seven miles from Pentire, currently provides a daily flight to London Gatwick (from 15/12/21) in addition to regular flights to a wide range of national and international destinations.

### The property

- First floor apartment
- Stunning sea and coastal views
- Impeccably presented with high quality fittings
- Private lobby
- Open plan living room / kitchen with covered balcony and far reaching coastal views
- Kitchen with granite tops, range cooker and integral appliances (microwave, fridge, separate freezer, dishwasher)
- Utility cupboard with space for washing machine and dryer
- Master bedroom with en suite shower room
- Second double bedroom
- Both main bathroom and en suite are fully tiled
- Lift access
- Entry videophone system

### Outside space

- Private covered balcony enjoying the stunning views
- Parking area exclusively for the residents with coded security gates
- Allocated surf store, communal bin store and exterior shower
- Allocated parking space
- Visitors' parking

### Tenure, services and broadband

Leasehold. 999 years from 2006. Share of Freehold. No occupancy restrictions. Approximately £2,494 per annum maintenance charge. Mains gas, electricity, water and drainage. Gas central heating. Broadband: Ultrafast full fibre available in postcode.

### Holiday lettings

Current owners make available from May to September - August peak £1,699  
Early June £1,055, Late Sept £765

### What 3 Words

///funky.response.younger

### Directions

Upon entering Newquay from the Crantock direction, turn left at the roundabout onto Trevemper Rd (A392). Continue straight across the next roundabout in Gannel Road and at the Mount Wise roundabout take the first left along Pentire Road. The Vista will be found on the left approx. 350 yds from roundabout.

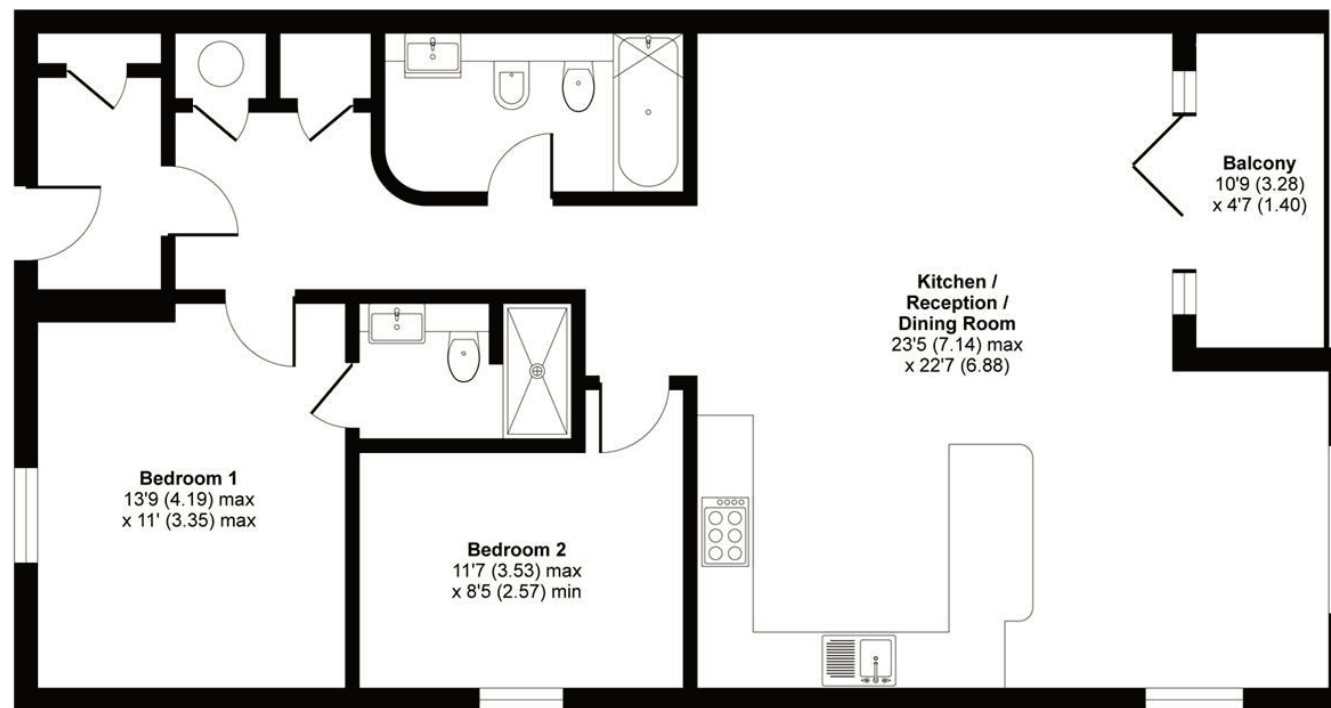
### Fixtures and fittings

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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Main House = 1014 sq ft / 94.2 sq m

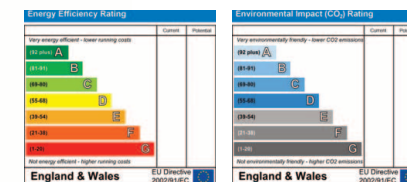
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Shore Partnership Limited. REF: 779623



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