



Terra Nova, 1, Riverside Avenue, Newquay, Cornwall, TR7 1PL

A FULLY DETACHED DORMER STYLE BUNGALOW ON THE EXCLUSIVE RIVERSIDE CRESCENT IN PENTIRE, NEXT THE GANNEL ESTUARY AND CLOSE TO FISTRAL BEACH. THREE/FOUR BEDROOMS, GARDENS, LARGE GARAGE, CARRIAGE DRIVEWAY AND SO MUCH POTENTIAL FOR BUYERS TO RENOVATE, REMODEL OR REDEVELOP.

Guide Price £750,000
Freehold

our ref: CNN10104

KEY FEATURES



4

- ONE OF THE MOST EXCLUSIVE COASTAL POSTCODES IN NEWQUAY
- RIVERSIDE AVENUE, OVERLOOKING THE GANNEL ESTUARY



1

- JUST AROUND THE CORNER FROM FISTRAL BEACH



1

- DETACHED DORMER STYLE BUNGALOW
- ONE OF THE FEW UNTOUCHED HOMES ON THE STREET
- SO MUCH POTENTIAL FOR BUYERS TO PERSONALISE

Energy rating (EPC) **E**

Council tax band: **E**

- THREE/FOUR BEDROOMS
- LARGE FIRST FLOOR, RIPE FOR FURTHER EXPANSION
- GARAGE AND CARRIAGE DRIVEWAY
- YOUR DREAM COASTAL ABODE AWAITS

SUMMARY

Premier Homes by Newquay Property Centre proudly presents this exquisite 2454 square feet detached dormer bungalow, nestled in the highly coveted Pentire area of Newquay. Positioned on a corner plot, this property boasts a privileged location that must be seen to be appreciated.

This rare gem is hitting the market for the first time in nearly thirty years, offering a unique opportunity to own a piece of Newquay's most sought-after real estate. With its proximity to the picturesque Gannel Estuary teeming with wildlife and the iconic Fistral Beach, the lucky new owners will be immersed in natural beauty.

The current layout features an inviting entrance hall, a spacious lounge dining room, a well-appointed kitchen, three double bedrooms, and a family bathroom. A staircase leads to a fourth bedroom or study area, complemented by loft storage space.



With ample room for expansion or modernisation, this property presents the chance to create a contemporary living space tailored to your vision, subject to necessary planning permissions and regulations.

Early viewing is strongly advised to seize this opportunity.

Externally, the property delights in its corner plot status, offering a low maintenance enclosed rear garden with a secluded paved patio surrounded by flowering plants and shrubs. The tiered landscaped gardens to the front and side feature coastal planting and established shrubs, enhancing the property's charm.

Situated on Riverside Avenue, one of Newquay's most desirable addresses, this property enjoys a prime spot along the banks of the River Gannel tidal estuary. Pentire's protected headland, nestled between Fistral Beach and the scenic River Gannel Estuary, is home to the renowned Lewinnick Lodge, offering breathtaking views.

The nearby Gannel Estuary provides a charming link between the village of Crantock and Newquay, accessible by ferry from the historic Fern Pit Café. Newquay itself offers a range of amenities including shopping, schooling, and dining options, with easy access to transportation services.

Truro and Padstow are within convenient reach, while Newquay International Airport, just seven miles away, opens up a world of travel possibilities right on your doorstep.

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ADDITIONAL INFO

Utilities: All Mains Services

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Garage & Driveway

Heating and hot water: Gas Central Heating for both

Accessibility: Stepped Entrance

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Riverside Avenue, Newquay, TR7

Approximate Area = 1676 sq ft / 155.7 sq m (includes garage)

Limited Use Area(s) / Storage = 778 sq ft / 72.2 sq m

Total = 2454 sq ft / 227.9 sq m

For identification only - Not to scale

Hall

12' 10" x 7' 11" (3.91m x 2.41m) Minimum Measurements, L-Shaped

Kitchen

12' 0" x 6' 11" (3.65m x 2.11m)

Lounge/Diner

22' 7" x 11' 10" (6.88m x 3.60m) Max Measurements

Bedroom 1

12' 11" x 10' 4" (3.93m x 3.15m) Minimum Measurements

Bedroom 2

12' 9" x 11' 7" (3.88m x 3.53m)

Bedroom 3

9' 11" x 9' 10" (3.02m x 2.99m)

Bathroom

8' 0" x 6' 10" (2.44m x 2.08m)

First Floor

Bedroom 4

25' 0" x 14' 3" (7.61m x 4.34m)

Storage

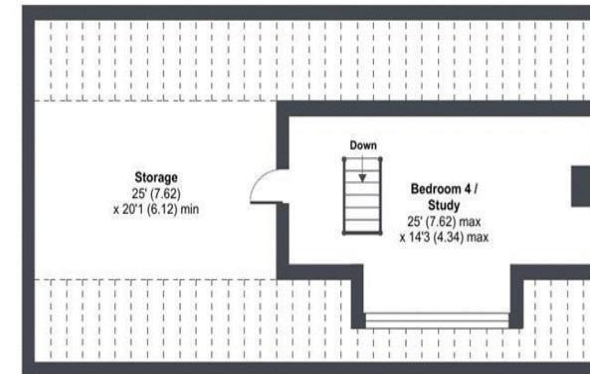
25' 0" x 20' 1" (7.61m x 6.12m) Minimum Measurements

Garage

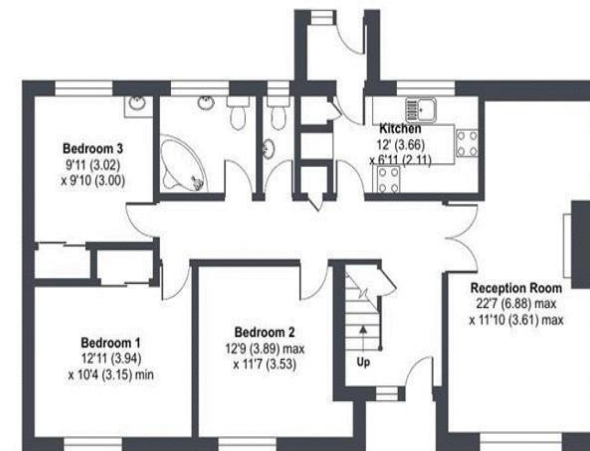
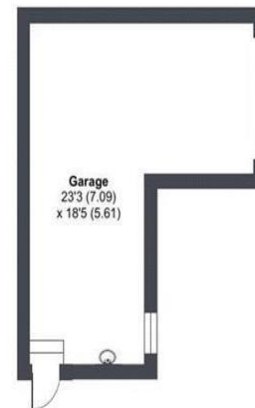
23' 3" x 18' 5" (7.08m x 5.61m)



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

LIKE TO KNOW MORE?

01637 875 161

info@newquaypropertycentre.co.uk

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