

95 Penmere Drive
Newquay

david ball
| LUXURY COLLECTION |

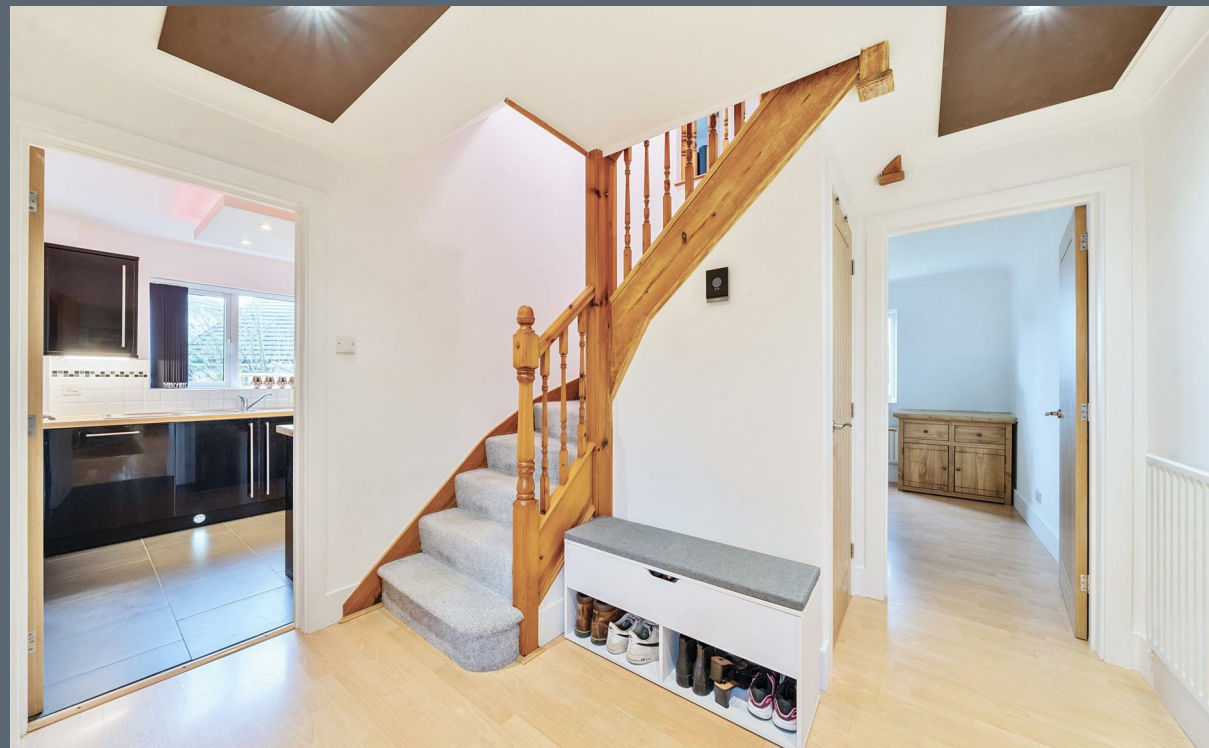


David Ball Luxury Collection are delighted to offer for sale this 1350 square feet executive style detached family home in the sought after Pentire area of Newquay. Nestled between Gannel tidal Estuary and the world renowned Fistral Beach. Early viewing is highly recommended

Guide Price £549,000 Freehold

Key Features

- Cul-De-Sac Position
- Sought After Location
- Generous Sized Plot
- Ample Off Street Parking
- Within 250m of the Gannel Estuary
- New internal light oak doors
- Enclosed Rear Garden
- Early Viewing Highly Recommended
- Solar Panels 4kW with feed in tariff
- Immersion heater supplied from solar PV panels



The Property

Positioned in a private setting, 95 Penmere Drive boasts a spacious plot and versatile accommodation spanning two floors that has been updated and improved from the original configuration. Presently, This family property features a welcoming entrance hallway, a lounge with a built in 7.1 surround system, a fully fitted kitchen with underfloor heating, separate dining room, with an adjacent utility room and ground floor cloakroom. Throughout the property the designed lighting system allows you to set the mood in each room.

Ascending to the first floor, discover four bedrooms, with the principal bedroom enjoying the luxury of an en-suite with underfloor heating, alongside three additional bedrooms and the family bathroom that mirrors the underfloor heating in the en-suite. Upstairs as the boiler has been updated to a modern Worcester Bosch combi boiler that can be controlled by phone and also repositioned which allowed the airing cupboard to be removed to provide extra room space.

The property's appeal is augmented by its full planning permission under application number PA21/08161 for extension under planning number, subject to meeting all necessary building control approvals.





Externally

The property boasts an enclosed South facing garden with two patio's one off the kitchen and one private sunbathing area to the bottom as well as a lawn area. To the front you are greeted by a resinbound porch area with automatic LED night lights, ample off street parking and the double garage with roller door.





The Location

Nestled in the coastal town of Newquay, Penmere Drive embodies the essence of seaside living with its prime location. This residential haven is situated amidst the stunning landscapes of Cornwall, offering residents a picturesque setting marked by the soothing sounds of the nearby ocean. Penmere Drive provides easy access to the vibrant energy of Newquay, known for its sandy beaches, lively surf culture, and vibrant coastal atmosphere. Whether indulging in water sports, taking leisurely walks along the scenic coastline, or enjoying the town's diverse amenities, residents of Penmere Drive are immersed in a coastal lifestyle that combines tranquility with the dynamic spirit of this popular seaside destination.



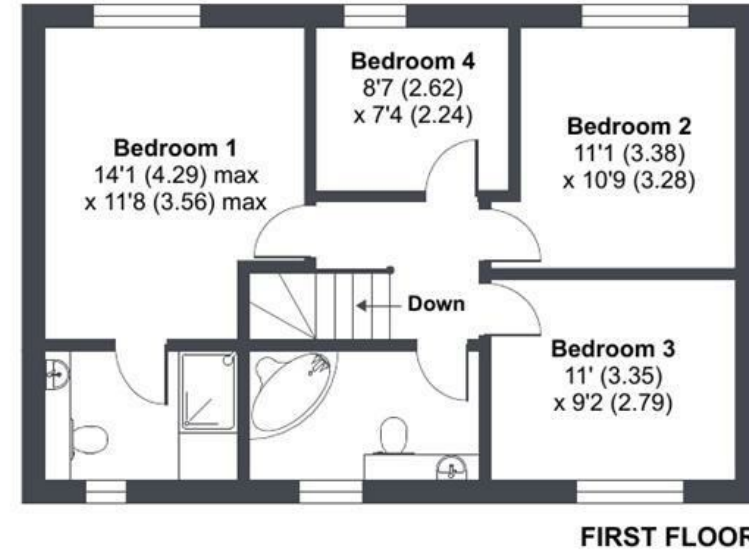
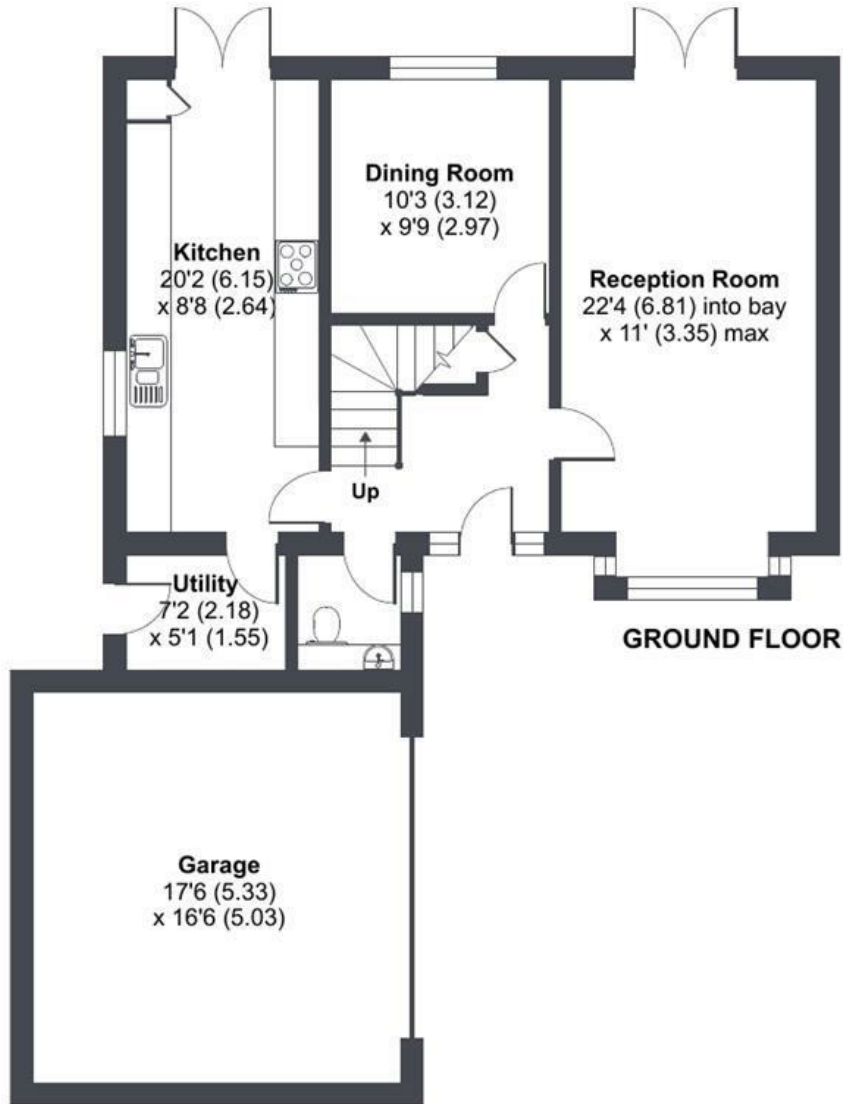
Penmere Drive, Newquay, TR7

Approximate Area = 1350 sq ft / 125.4 sq m

Garage = 288 sq ft / 26.8 sq m

Total = 1638 sq ft / 152.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	85	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchemcom 2024. Produced by David Ball Agencies. REF: 1080532





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