



77, Penmere Drive, Newquay, TR7 1NG

david ball  
Agencies



This CHAIN FREE detached three bedroom family home Located in the sought after area of Pentire. The property has an entrance hallway, cloakroom/Wc, lounge, kitchen and separate diner room enjoying on the first floor there are the three bedrooms, two of which have views across to Penpol Creek on the River Gannel Estuary plus a family bathroom. There is uPVC double glazing, gas central heating, an enclosed rear garden with off street parking and a detached garage.

**Guide Price £395,000 Freehold**

## Key Features

- Chain Free
- Solar Panels
- Enclsed Low maintenance
- Gas Central Heating
- Sought After Location
- Ample Off Street Parking
- Two Reception Rooms
- Early Viewing Highly Recommended

## Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

## Location

Penmere Drive is located in a perfect location close to the wildlife enriched River Gannel and within a mile and half of Newquay town centre . The protected headland of Pentire is in close proximity and is located between Fistral Beach and the stunning River Gannel Estuary and home to the spectacularly located boutique eatery and hotel of the Lewinick Lodge. The Gannel Estuary separates the quaint village of Crantock from Newquay. When the tide is in and you can no longer reach the sandy passage by foot, you can take the delightful ferry from the Fernpit Café, established in 1910 which is still run by the same family.

The town of Newquay benefits from a range of shopping, schooling and banking facilities as well as an array of fashionable bars and restaurants. There are bus and rail services to outlying areas. The City of Truro is approximately fourteen miles from the property and the charming fishing port of Padstow within sixteen miles.

Newquay International Airport is approximately seven miles distance from Newquay allowing you the freedom of travel all on your doorstep.







### **Entrance Hall**

Obscure double glazed door to the front elevation. Double glazed window to the side elevation. Radiator. Single glazed door to dining room. Door to.

### **Cloakroom**

Obscure double glazed door to front elevation. Low level WC with cistern. Wash Hand Basin. Radiator.

### **Dining Room**

Double glazed window to the front elevation. Stairs rising to the first floor. Radiator. Doors to lounge and kitchen.

### **Kitchen**

Double glazed door and window to the rear elevation. Understairs cupboard. A fitted kitchen with a range of base wall, wall and drawer units. Roll top work surfaces with a one and quarter inset steel sink unit with mixer tap. Integrated electric oven and four ring gas hob. Space for washing machine and under counter fridge. Under stairs storage cupboard. Radiator.

### **Lounge**

Double glazed window to the front elevation. Double glazed patio doors to the rear. Gas fire set within a marble surround with wooden mantle. Radiator.

### **Landing**

Double glazed window to the rear elevation. Airing cupboard. Access to loft.

### **Bedroom One**

Double glazed window to the front elevation. Radiator. Door to en-suite

### **En-Suite**

Obscure double glazed window to the front elevation. Shower cubical with electric shower and screen. Low level WC with cistern. Pedestal wash hand basin. Part tiled walls. Heated towel rail.

### **Bedroom Two**

Double glazed window to the front elevation. Radiator.

### **Bedroom Three**

Double glazed window to the rear elevation. Radiator.

### **Family bathroom**

Obscure double glazed window to the rear elevation. Panel bath. Low level WC with cistern. Pedestal wash hand basin. Part tiled walls. Radiator.

### **Externally**

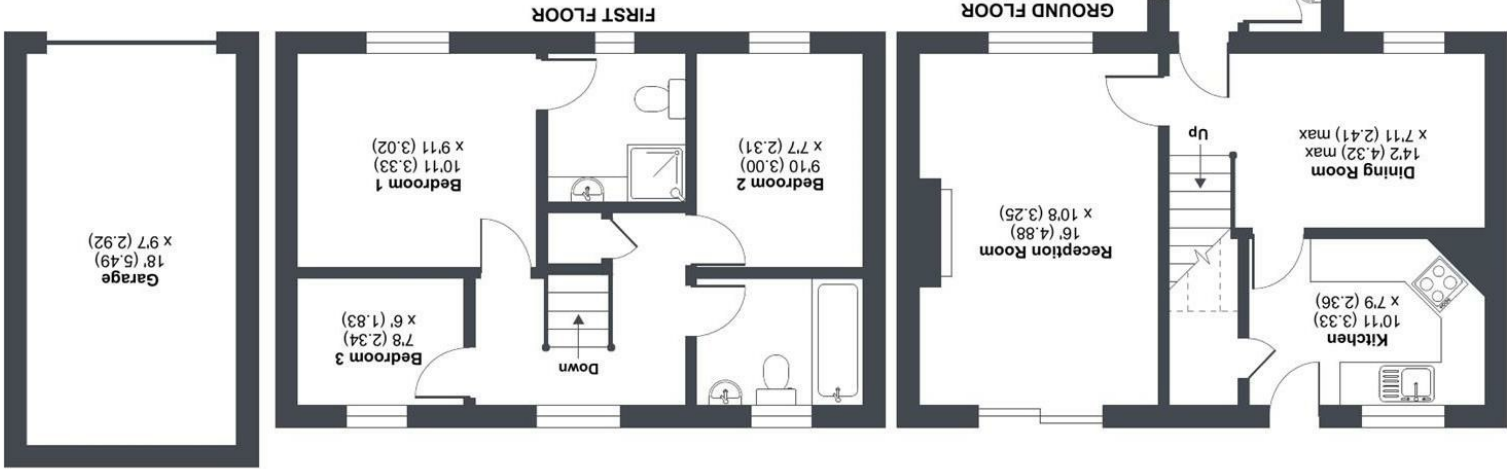
To the front is a driveway providing ample off street parking and access to the detached garage. To the rear is a low maintenance garden enclosed by timber fencing.

### **Garage**

Single up and over door to the front elevation. Power connected.

Penmere Drive, Newquay, TR7

Approximate Area = 880 sq ft / 81.8 sq m  
Limited Use Area(s) = 7 sq ft / 0.6 sq m  
Garage = 174 sq ft / 16.2 sq m  
Total = 1061 sq ft / 98.6 sq m  
For identification only - Not to scale



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**Measurer**

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**david ball**  
Agencies

01637  
850850

www.davidballagencies.co.uk



Connecting People to Property Perfectly

e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating		
Current	Potential	
82	84	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

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