



43, Pentire Avenue, Newquay, TR7 1PB

david ball
Agencies

Just moments from the iconic sands of Fistril Beach, this spacious four to five bedroom semi-detached home is located in the highly sought-after Pentire area of Newquay. In need of updating, it offers a fantastic opportunity to create a coastal home tailored to your taste. The property features a large, south-facing garden with plenty of space for relaxing or entertaining, as well as potential for future development (subject to planning), as seen with similar properties nearby. Offered chain free, this home also benefits from parking for 4–5 cars and is within easy reach of Fistril Beach, cliff-top walks, and Newquay town centre. **VIEWING HIGHLY RECOMENDED.** (subject to all relevant planning permission and building consents as with other neighbouring properties the extensive rear garden could be utilised as a building plot for a detached or pair of semi detached dwellings maximising on what this property has to offer).

£650,000 Freehold

Key Features

- CHAIN FREE
- PARKING FOR 4-5 CARS
- SEMI DETACHED
- SOUTH FACING GAEDEN
- CLOSE TO BEACH
- LARGE FAMILY HOUSE
- IN NEED OF UPDATING
- GARAGE

LOCATION

Number 43 is located on the left-hand side of Pentire Avenue as you head towards the Pentire Headland. Pentire Avenue is accessed via Pentire Road, which becomes Pentire Avenue shortly after the junction with Esplanade Road and Pentire Crescent. This prime location enjoys close proximity to the world-famous Fistril Beach, Newquay Golf Course, and the scenic Gannel Estuary.

The town of Newquay offers a wide range of amenities, including shopping, schooling, and along with a picturesque working harbour and access to some of Europe's most stunning coastline. There are regular bus and rail services to surrounding areas, and Newquay Airport is approximately seven miles from the town, providing convenient travel links both regionally and nationally.

PORCH

4'2" x 5'8" (1.28 x 1.75)

Double glazed door and single glazed door to accommodation.

HALL

Stairs and doors to subsequent accommodation

DINING ROOM

11'2" x 11'9" (3.41 x 3.60)

Double glazed window to front aspect. Radiator.

LOUNGE

11'1" x 15'6" (3.39 x 4.73)

Double glazed window to front aspect. Radiator.





CLOAKROOM

Close coupled W/C

KITCHEN

12'2" x 10'4" (3.71 x 3.15)

Double glazed window to the rear elevation . A fitted kitchen with a range of base and wall units with roll top work surfaces over inset stainless steel unit with mixer tap. Space for fridge and freezer.

UTILITY ROOM

9'3" x 6'6" (2.83 x 2.00)

Door to rear garden

BEDROOM FIVE/OFFICE

9'8" x 12'5" (2.96 x 3.80)

Double glazed window to the rear aspect. Radiator. Shower.

W/C

Close coupled WC with dual flush.

BATHROOM

6'3" x 10'2" (1.93 x 3.10)

Obscure double glazed window to the rear. Walk-in shower cubical with sliding door electric over head shower and screen. Panelled bath. Pedestal wash hand basin. Heated towel rail.

KITCHEN (UPSTAIRS)

Double glazed window to the rear elevation enjoying countrywide views. A fitted kitchen with a range of base and wall units with roll top work surfaces over inset stainless steel unit with mixer tap.. Space for fridge and freezer.

BEDROOM ONE

12'4" x 11'7" (3.76 x 3.55)

Double glazed window to the front aspect of the property.

BEDROOM TWO

9'7" x 11'1" (2.93 x 3.40)

Double glazed window to the front aspect of the property. Radiator

BEDROOM THREE

8'11" x 11'6" (2.74 x 3.52)

Double glazed window to the front aspect of the property.

BEDROOM FOUR

10'1" x 10'9" (3.08 x 3.28)

Double glazed window to the rear of the property. Radiator

LOFT ROOM

12'9" x 12'2" (3.91 x 3.73)

Double glazed to side aspect

GARAGE

Double garage fitted with an up and over door. Rear door to garden area.

EXTERIOR

To the rear of the property, there is generous parking for five to six vehicles, along with a large garage providing excellent storage or workshop potential. The outdoor space includes a patio area, complemented by a lawn, mature planted borders, and a secure fenced surround for privacy. At the front, a neatly maintained lawn is enclosed by a low wall, enhancing both the kerb appeal and sense of privacy.

COUNCIL TAX D

AGENTS NOTE

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

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
Current	Potential	
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
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		
England & Wales		
EU Directive 2002/91/EC		