

## 127 Penmere Drive, Newquay, Cornwall, TR7 1NS



**CUL-DE-SAC LOCATION | NO ONWARD CHAIN | Detached 4 bedroom house with master en-suite, single car garage and parking for up to 3 vehicles in Pentire. Available with immediate vacant possession and no onward chain.**

- Quiet cul-de-sac position
- Spacious lounge/diner
- Requiring light modernisation
- Sought after Pentire location close to River Gannel and Fistral beach
- Single detached garage and driveway parking
- NO ONWARD CHAIN
- 4 bedrooms, one en-suite
- Gas central heating and double glazing throughout

**Guide Price £400,000 Freehold**

In need of updating and light modernisation, this 4 bedroom detached house with garage and small enclosed rear garden is tucked away at the very end of a quiet cul-de-sac on a very popular residential road in Pentire. Within easy reach of the River Gannel and the world famous Fistral Beach, it is also a short stroll to Newquay town centre and amenities.

Internally, the property has a bright and spacious hallway providing access the large lounge/diner, the separate kitchen and the ground floor WC. The return staircase leads to the first floor landing with doors to the 4 bedrooms (one en-suite) as well as the family bathroom.

Outside the property has ample parking for 3 cars as well as the detached single garage. A pedestrian gate to the side of the property provides access to the enclosed split level rear garden, paved patio to the bottom level and steps leading to a raised lawned area.

**HALLWAY**

10'1 x 5'6 (3.07m x 1.68m)

**LOUNGE**

18'11 x 11'7 (5.77m x 3.53m)

**DINING ROOM**

10'11 x 8'9 (3.33m x 2.67m)

**KITCHEN**

11'11 x 9'1 (3.63m x 2.77m)

**FIRST FLOOR LANDING**

5'11 x 6'10 (1.80m x 2.08m)

**BEDROOM 1**

10'5 x 11'6 (3.18m x 3.51m)

**EN-SUITE**

2'10 x 7'9 (0.86m x 2.36m)

**BEDROOM 2**

9'4 x 9'8 ( 2.84m x 2.95m)

**BEDROOM 3**

6'10 x 11'1 (2.08m x 3.38m)

**BEDROOM 4**

6'9 x 9'4 (2.06m x 2.84m)

**BATHROOM**

6'4 x 7'9 (1.93m x 2.36m)

**DETACHED SINGLE GARAGE**

17'6 x 9 (5.33m x 2.74m)

**TENURE**

Freehold

**SERVICES**

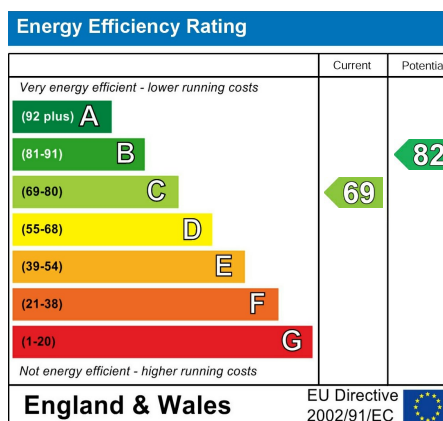
All mains

**COUNCIL TAX**

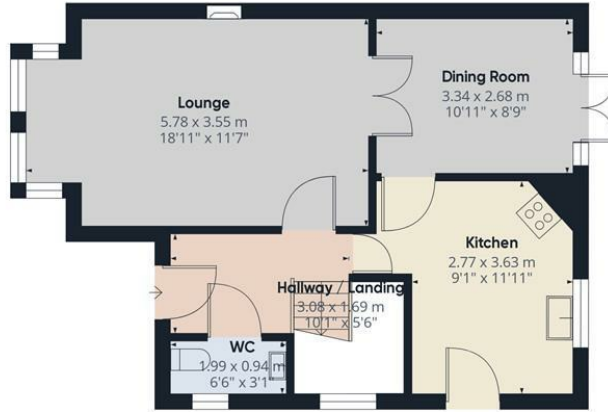
Band D

**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

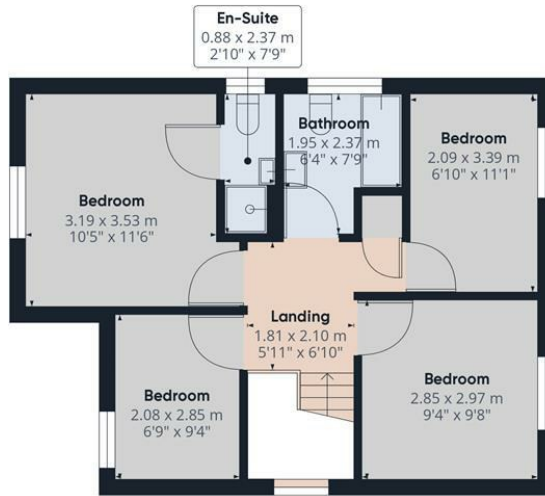
Fastest available download speed: up to 1000Mbps  
 Mobile coverage: Likely  
 (Source: OFCOM)







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

95.36 m<sup>2</sup>  
1026.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# Start & co

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