

175 Penmere Drive, Pentire, Newquay, Cornwall, TR7 1RY



CUL-DE-SAC | POPULAR PENTIRE LOCATION | Modern detached 3 bedroom house in a quiet residential cul-de-sac with garden, garage and driveway parking, located a five minute walk from the River Gannel and close to town centre and beaches. Offered for sale with no onward chain.

- 3 double bedrooms
- Updated kitchen and bathroom fittings
- Approx 850sq ft
- Gannel glimpses from front aspect bedroom
- Single detached garage and driveway parking
- Gas central heating and double glazing throughout
- Tucked away cul-de-sac location
- Popular residential road in Pentire close to the River Gannel
- Small enclosed rear garden
- Vacant possession and no onward chain

Price £400,000 Freehold

Penmere Drive is a favoured location due to its proximity to the stunning Gannel Estuary, Fistral Beach, Pentire Headland and Newquay town centre. The tidal River Gannel, just a five-minute walk away, is perfect for those who enjoy outdoor activities, such as paddleboarding or kayaking during high tide or leisurely sandy walks as far as Crantock Beach when the tide is low. Fistral beach is a short walk from the house and offers world class surfing waves with the Fistral Beach complex providing a mix of restaurants, shops, surf hire and the popular Boardmasters Beach Bar. Newquay town centre and amenities are within an easy walking distance, being approximately one mile away.

The property itself is tucked away in a quiet cul-de-sac position and is approached via a small front garden to the front door. The hallway entrance provides access to the rear aspect lounge, the kitchen/diner with modern kitchen units, and the downstairs WC.

The stairs ascend to the first floor and lead to the 3 bedrooms, all good size double bedrooms with the front aspect bedroom enjoying Gannel glimpses. The bathroom has been updated and comprises of a full length bath with shower over, WC and basin, incorporating the airing cupboard.

The small enclosed rear garden has a paved path extending around both sides of the house with a small raised lawned area and decked seating. The pedestrian side access gate leads to the detached

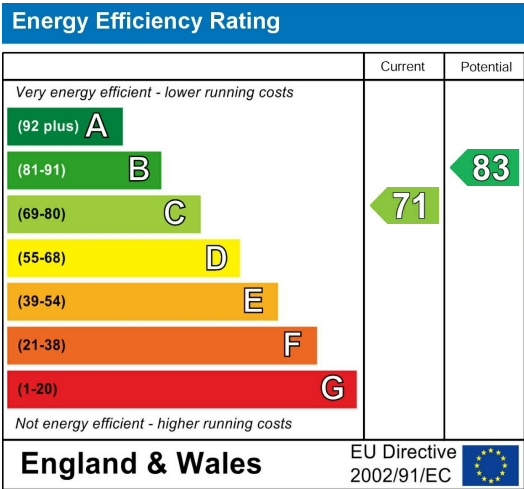
single car garage and drive accommodating parking for up to 2 cars.

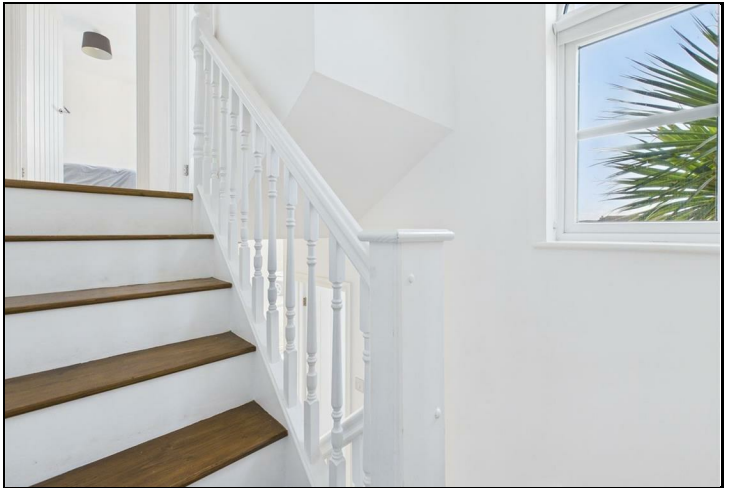
TENURE
Freehold

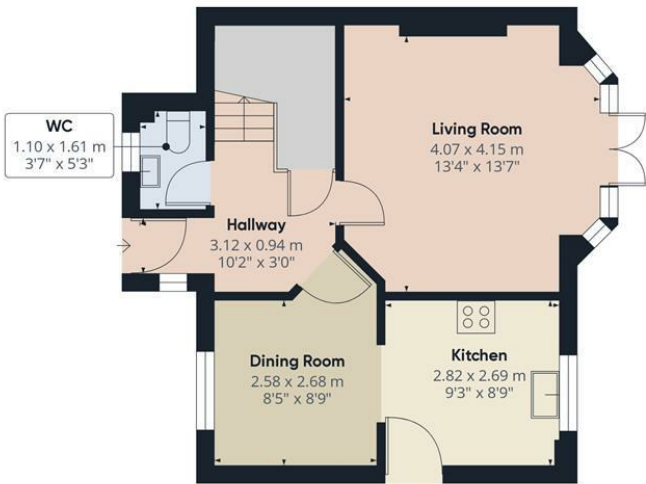
SERVICES
All mains

COUNCIL TAX
Band D

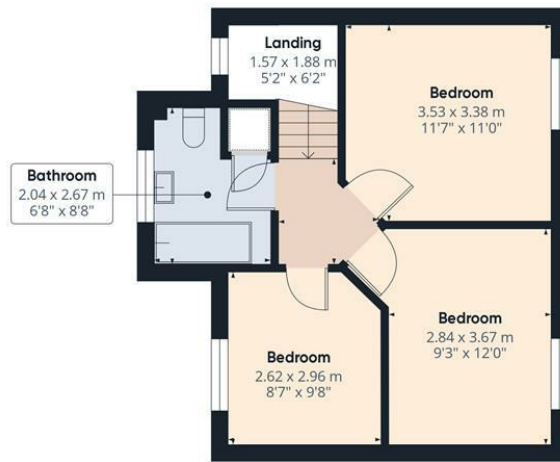
BROADBAND AND MOBILE COVERAGE AVAILABILITY
Fastest available download speed: up to 1000Mbps
Mobile coverage: Likely
(Source: OFCOM)







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

94.4 m²
1016.1 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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