



213, Penmere Drive, Newquay, TR7 1RY

david ball  
Agencies

A spacious four bedroom detached home with a garage and parking, ideally located in the highly sought after area of Penmere Drive. This well positioned property offers excellent access to local amenities, transport links and reputable schools. Offered to the market as chain free.

**Guide Price £510,000 Freehold**

## Key Features

- Detached House
- Lounge
- Cloakroom, En-Suite & Family Bathroom
- Driveway Parking & Garage
- Enclosed Rear Garden
- Four Bedrooms
- Open Plan Kitchen/ Dining Room
- UPVC Double Glazing & Gas Central Heating
- Glimpses Of The Gannel Estuary
- CHAIN FREE

## The Property

This chain free property recently redecorated through out is situated in the highly sought-after Penmere Drive area of Newquay, this impressive four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited for modern coastal living with family bathroom, en-suite and ground floor cloakroom.

The property boasts a bright and airy open-plan kitchen/diner, ideal for both everyday family life and entertaining, alongside a comfortable and well-proportioned lounge. Large windows throughout the home allow natural light to flood in, with the added benefit of delightful glimpses of the picturesque Gannel Estuary.

Upstairs, the property offers four generously sized bedrooms with built in wardrobe in the master and large cupboard in the second bedroom, providing ample space for growing families or those additional bedrooms could be utilised for home office options.

Externally, the home benefits from an enclosed rear garden, featuring a raised flower bed, perfect for keen gardeners or those looking to create a relaxing outdoor space. A garage and off-road parking further enhance the practicality of the property.

Additional benefits include gas central heating and uPVC double glazing, ensuring comfort and energy efficiency throughout the year.





## Location

The location is a standout feature, just a short walk from the world-renowned Fistral Beach, perfect for surfing enthusiasts and coastal walks, while also being within close proximity to the Gannel Estuary and Newquay town centre with its array of shops, restaurants, and amenities.

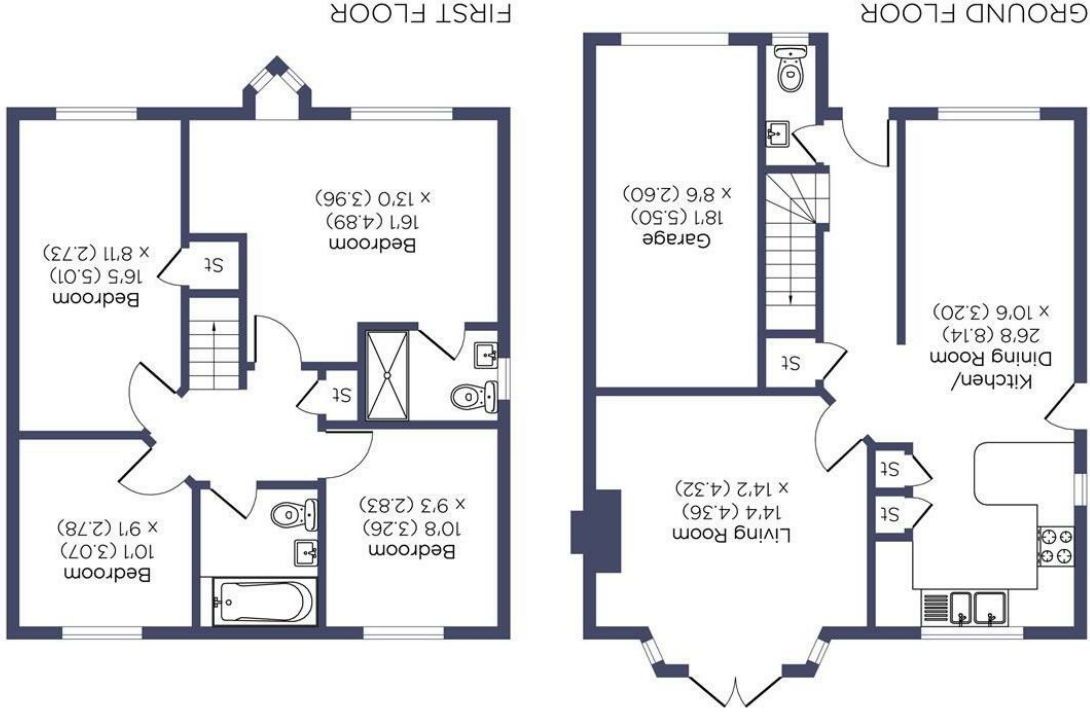
This is a rare opportunity to acquire a detached home in one of Newquay's most desirable residential areas, combining coastal charm with everyday convenience.

## Services

The following services can be found at the property: Mains electricity, water and drainage, however, we have not verified any of the connections.



Penmere Drive, Newquay, TR7  
 Approximate Area = 1249 sq ft / 116.0 sq m  
 Garage Area = 154 sq ft / 14.3 sq m  
 Total Area = 1403 sq ft - 130.3 sq m



Floor plan produced in accordance withRICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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
81	69
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	

England & Wales  
 EU Directive 2002/91/EC

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. 5. All dimensions are approximate. services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries.