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27 Chynance Drive, Newquay TR7 2AA

£335,000

A CHARMING, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE IN A HIGHLY SOUGHT AFTER LOCATION CLOSE TO THE TOWN AND FISTRAL BEACH. WITH HUGE POTENTIAL, TWO RECEPTION ROOMS, LARGE GARDENS, DRIVEWAY PARKING FOR TWO AND GARAGE. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- THREE BEDROOM SEMI DETACHED FAMILY HOME WITH GANNEL VIEWS
- SOUGHT AFTER LOCATION JUST A SHORT WALK TO FISTRAL BEACH AND THE RIVER GANNEL
- EXTENDED TO OFFER A FLEXIBLE SECOND RECEPTION ROOM
- ELEVATED VIEWS OF THE RIVER GANNEL FROM THE MAIN BEDROOM
- LARGER THAN AVERAGE FULLY ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- GARAGE AND DRIVEWAY PARKING FOR TWO CARS
- DUAL ASPECT LOUNGE DINER
- EPC AND FLOOR PLAN TO FOLLOW

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DESCRIPTION:

Positioned on the ever-popular southern side of Newquay, 27 Chynance Drive enjoys an enviable location within easy walking distance of the town centre, the iconic Fistral Beach, and the picturesque Gannel Estuary. With attractive south-facing views, this extended family home combines a superb coastal setting with spacious, adaptable accommodation. Well presented with plenty of potential, the property offers three bedrooms and a flexible layout that will appeal to growing families, home workers, and buyers seeking a home they can personalise over time.

A generous driveway provides off-road parking for two vehicles and leads to the attached garage. Steps rise to a welcoming entrance porch, complemented by a sunny south-facing front garden. Inside, the bright entrance hall creates an inviting first impression and includes the convenience of a ground floor WC.

The main living space is a light-filled dual-aspect lounge and dining room, offering plenty of room for comfortable seating and a full-sized family dining table. To the rear, the kitchen is well-proportioned and fitted with a wide range of storage units. It enjoys a pleasant outlook over the rear garden and offers space for a range cooker, dishwasher, and fridge freezer.

Leading from the kitchen is a valuable second reception room, providing excellent versatility. Whether used as a snug, playroom, home office or teenage retreat, this adaptable space can easily evolve to suit changing family needs.

Upstairs are three well-proportioned bedrooms, with the principal bedroom benefiting from elevated views towards the beautiful Gannel Estuary. The family bathroom is fitted with a panelled bath with electric shower over, wash hand basin, and WC.

Outside, the rear garden is undoubtedly one of the property's standout features. Fully enclosed, mature, and wonderfully private, it is arranged over gentle tiers with a generous lawn providing plenty of space for children to play or keen gardeners to enjoy. A useful garden store sits at the top of the garden, while a charming pergola at the lower level creates the perfect setting for outdoor dining and entertaining.

Further benefits include UPVC double glazing throughout, gas-fired central heating, and a combination boiler in the kitchen that has been replaced within the last six months.

Offering an exceptional combination of location, space, flexibility and future potential, 27 Chynance Drive is a fantastic opportunity to secure a long-term family home in one of Newquay's most sought-after residential areas.

Hallway
3.18m x 2.92m (10'5 x 9'7)

Lounge Diner
6.38m x 3.30m (20'11 x 10'10)

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Kitchen
3.58m x 3.12m (11'9 x 10'3)

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Second Lounge/Study
3.96m x 3.33m (13'0 x 10'11)

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WC
1.37m x 1.32m (4'6 x 4'4)

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Bedroom 1
3.35m x 3.12m (11'0 x 10'3)

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Bedroom 2
3.35m x 2.51m (11'0 x 8'3)

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Bedroom 3
3.05m x 2.97m (10'0 x 9'9)

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Bathroom
2.95m x 1.32m (9'8 x 4'4)

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Garage
4.83m x 4.06m (15'10 x 13'4)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

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Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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