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## 6 Pentrevah Court Tower Road, Newquay TR7 1LU

**£350,000**

A UNIQUE FOUR-BEDROOM FAMILY HOME WITH A SELF CONTAINED ANNEXE TUCKED AWAY IN A PEACEFUL LOCATION, YET JUST MOMENTS FROM THE TOWN CENTRE AND MANY BEACHES. THIS PROPERTY OFFERS DRIVEWAY PARKING FOR TWO CARS AND A NEAT, LOW-MAINTENANCE GARDEN. OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - End Terrace

**RECEPTIONS:** 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

### FEATURES:

- UNIQUE FOUR BEDROOM HOUSE WITH A SELF CONTAINED ANNEXE
- DRIVEWAY PARKING FOR TWO CARS
- SUNNY, LOW MAINTENANCE GARDEN AND DECKED AREA
- TUCKED AWAY TOWN CENTRE LOCATION
- JUST A FEW MINUTES WALK TO FISTRAL BEACH, THE HARBOUR AND THE TOWN CENTRE
- NO ONWARD CHAIN
- FLEXIBLE ACCOMMODATION
- PERFECT FOR FAMILIES WITH THE NEED FOR ADDITIONAL ACCOMMODATION
- VERY WELL PRESENTED THROUGHOUT
- INCOME/AIRBNB POTENTIAL

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#### DESCRIPTION:

Number Six Pentrevah Court enjoys an enviable position in one of Newquay's most sought-after central settings, tucked away just off Hope Terrace. Perfectly placed between the iconic Fistral Beach, picturesque harbour and bustling town centre, this versatile home offers an exceptional opportunity to embrace a relaxed coastal lifestyle while remaining within easy reach of everyday conveniences.

Stepping inside, a spacious dual-aspect kitchen, lounge and dining area forms the heart of the home, creating a bright and sociable living space. Contemporary gloss-fronted units provide ample storage, complemented by designated space for a double oven and fridge freezer. Adjacent to this area, a practical utility cupboard accommodates a washing machine and houses the boiler, keeping household essentials neatly concealed.

First-floor accommodation comprises four well-presented bedrooms, including three generous doubles and a comfortable single. Fresh décor, quality floor coverings and plentiful natural light enhance each room, creating a welcoming atmosphere throughout. Flexibility is a key feature, with one of the larger bedrooms ideally suited for use as an additional sitting room or snug if desired.

Completing this level, a beautifully maintained family bathroom incorporates a bath with an electric shower above, alongside a useful airing cupboard for added storage.

Adding further appeal, a self-contained annexe benefits from its own private entrance, creating a completely independent living space and presenting an exciting opportunity for use as a holiday let or Airbnb-style accommodation (subject to any necessary consents and regulations). Ideal for generating supplementary income, accommodating visiting guests, multi-generational living, a home office or a teenagers' den, this highly versatile space offers excellent flexibility. Open-plan living incorporates a fitted kitchen with an integrated oven, space for a fridge freezer and modern shower facilities, with plumbing in place for a washing machine. Fully self-contained and accessed independently from the main house, it is particularly well suited to short-term holiday rentals in this sought-after location.

Gas central heating serves the main house, while modern electric heaters warm the studio, supplemented by an under-sink water heater.

Outside, driveway parking accommodates two vehicles. A charming south-westerly facing sunken garden provides a sheltered haven for relaxation, enjoying sunshine throughout much of the day. Two storage sheds complete this attractive outdoor setting, offering practical solutions for surfboards, bicycles and garden equipment.

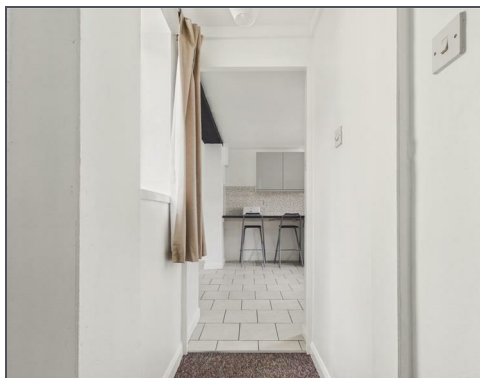
Combining flexible accommodation, excellent presentation and an outstanding location, this unique property presents a superb lifestyle opportunity.

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Living Area / Kitchen  
6.41 x 3.39 (21'0" x 11'1")

Bedroom 1  
3.34 x 3.60 (10'11" x 11'9")

Bedroom 2  
2.86 x 3.24 (9'4" x 10'7")

Bedroom 3  
3.43 x 2.14 (11'3" x 7'0")

Bedroom 4  
2.38 x 2.52 (7'9" x 8'3")

Bathroom  
2.38 x 2.52 (7'9" x 8'3")

Annex  
3.34 x 6.17 (10'11" x 20'2")

Annex Shower Room  
1.52 x 2.26 (4'11" x 7'4")

#### 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.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

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:



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) 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                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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