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## 1 Parc Godrevy, Newquay TR7 1TY

**£385,000**

A CHARMING SEMI DETACHED FAMILY HOME WITH MANY UPGRADES AND IMPROVEMENTS OFFERING THREE SPACIOUS DOUBLE BEDROOMS, PEACEFULLY SITUATED IN A CUL-DE-SAC IN THE SOUGHT-AFTER PENTIRE AREA. THERE'S PLENTY OF PARKING, A GARAGE STORE AND A LOW MAINTENANCE, PRIVATE SUNNY GARDENS AT THE REAR.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

### FEATURES:

- SEMI DETACHED THREE BEDROOM COASTAL HOME
- MANY UPGRADES AND IMPROVEMENTS
- PARKING AND GARAGE STORE
- LOW MAINTENANCE PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- CHARMING CONSERVATORY
- UTILITY ROOM AND GROUND FLOOR SHOWER ROOM
- WALKING DISTANCE TO THE RIVER GANNEL AND FISTRAL BEACH

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## DESCRIPTION:

Welcome to Number One Parc Godrevy, a charming three-bedroom semi-detached home in a highly desirable coastal setting. Thoughtfully designed with well-proportioned and flexible living space, this beautifully presented property boasts a bright conservatory, a garage, sunny front and rear gardens, and generous off-road parking. Immaculately maintained throughout, it offers comfortable, low-maintenance living ideal for a range of buyers. Ideally located just moments from Newquay's lively town centre, as well as the renowned Fistral and Crantock beaches, this home places you at the heart of Cornwall's stunning north coast. The town offers a vibrant mix of independent shops, cafés, and restaurants, while nearby Fistral Beach is celebrated for its surfing, watersports, and major events such as Boardmasters.

A short distance away, the peaceful River Gannel provides a tranquil retreat. At high tide, it's perfect for paddleboarding and kayaking, while at low tide it reveals expansive sandy banks ideal for scenic walks. Whether you're embracing coastal adventures, enjoying beachside living, or unwinding in your sunny garden, this delightful home offers an exceptional lifestyle opportunity. This beautifully presented three-bedroom home offers spacious, versatile accommodation, perfectly suited to modern family living in a highly desirable coastal setting.

A welcoming entrance hallway, complete with practical storage for coats and shoes, leads through to a generous open-plan lounge/diner. This bright and airy space benefits from a window to the front and provides ample room for both lounge and dining furniture, making it ideal for social family living and entertaining. From the lounge area, an inner hallway provides access to the first floor, as well as a useful utility room fitted with a washing machine and tumble dryer, with the combi boiler neatly mounted on the wall. A convenient ground-floor shower room is also located here, perfect for rinsing off after a day at the beach or surf.

To the rear of the property, the kitchen is immaculately presented and fitted with a stylish range of cream gloss units, complemented by integrated appliances including a fridge, dishwasher, double oven, and electric hob. The kitchen also offers direct access to the rear garden. Completing the ground floor is a delightful conservatory, providing an additional reception space with access outside, ideal for relaxing and enjoying the garden year-round.

Upstairs, the property offers three well-proportioned double bedrooms, with two positioned at the front and one overlooking the rear garden. The family bathroom is beautifully finished and fully tiled, featuring a luxurious spa bath, separate curved shower, wash basin, WC, and bidet. The landing is bright and spacious, with access to the loft.

Externally, the property continues to impress. To the front, there is driveway parking for two vehicles. To the rear, the garden is private, enclosed, and well established, featuring a variety of planted borders and mature shrubs, along with a generous patio area and a lawn; perfect for outdoor dining and family enjoyment.

In summary, this is a fantastic family home offering well-appointed accommodation in an excellent location. Offered with no onward chain.

Hallway  
1.63m x 0.91m (5'4 x 3'0)

Lounge Diner  
7.72m x 3.25m (25'4 x 10'8)

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Conservatory  
3.48m x 2.77m (11'5 x 9'1)

Kitchen  
3.20m x 2.49m (10'6 x 8'2)

Utility  
2.34m x 2.06m (7'8 x 6'9)

Shower Room  
1.57m x 0.97m (5'2 x 3'2)

Garage Store  
2.46m x 1.98m (8'1 x 6'6)

Bedroom 1  
3.28m x 3.10m (10'9 x 10'2)

Bedroom 2  
4.34m x 2.62m (14'3 x 8'7)

Bedroom 3  
3.38m x 2.62m (11'1 x 8'7)

Bathroom  
3.30m x 2.26m (10'10 x 7'5)

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:



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 | (92-100) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>  |                         |           |
|   | (69-80) <b>C</b>  |                         |           |
|   | (55-68) <b>D</b>  |                         |           |
|   | (39-54) <b>E</b>  |                         |           |
|   | (21-38) <b>F</b>  |                         |           |
|   | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                   | 71                      | 77        |
| 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 | (92-100) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>  |                         |           |
|   | (69-80) <b>C</b>  |                         |           |
|   | (55-68) <b>D</b>  |                         |           |
|   | (39-54) <b>E</b>  |                         |           |
|   | (21-38) <b>F</b>  |                         |           |
|   | (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |                         |           |
| England & Wales   |                   | EU Directive 2002/91/EC |           |

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