



29, Inner Tide Lane, Newquay, TR7 2FA

david ball
Agencies

An exceptional modern three bedroom home enjoying spectacular views across the Gannel Estuary. Positioned in a sought after Newquay location, this stylish property offers impressive open plan living and well proportioned interiors, ideal for both family life and entertaining. Just moments from golden beaches, local amenities, and scenic coastal walks, it delivers the very best of coastal living with the comfort and convenience of a contemporary build.

Asking Price £395,000 Freehold

Key Features

- FANTASTIC VIEWS
- GARDEN
- BUILT IN 2022
- GAS CENTRAL HEATING
- PARKING FOR THREE CARS
- CLOSE TO LOCAL AMENITIES
- DOUBLE GLAZING
- OPEN PLAN LIVING

LOCATION

Located in residential development, number 29 Inner Tide Lane enjoys spectacular views over the famous Gannel Estuary and is just a short distance from Newquay town centre. A wide range of amenities are close at hand, including popular bars, restaurants, and high street shops. The surrounding area is highly sought after, offering easy access on foot to the Gannel, Trenance Boating Lake, landscaped gardens, and parkland. The property also benefits from being within the catchment area for several of the town's well regarded schools.





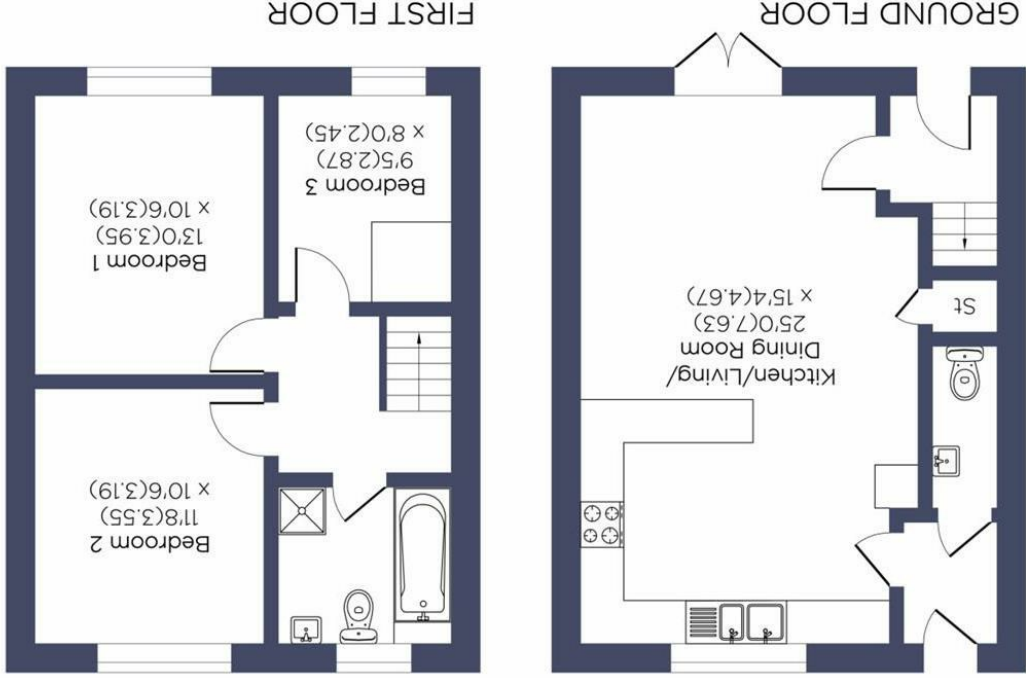
PROPERTY

Step inside to a welcoming entrance hallway leading to an impressive open-plan living, dining, and kitchen space the true heart of the home. Patio doors flood the room with natural light and perfectly frame the uninterrupted views across the estuary. The kitchen is sleek and contemporary, featuring handle less kitchen units, Cornish granite worktops, and integrated Neff appliances for a high-end finish. Upstairs, there are three well-proportioned bedrooms, two of which enjoy the stunning outlook. The accommodation is completed by a stylish family bathroom fitted with a modern four piece white suite, including a separate shower, and finished with elegant floor to ceiling tiling. Additional benefits include gas fired central heating via a Worcester combi boiler and UPVC double glazing throughout, providing year-round comfort and energy efficiency. The property is presented in excellent condition throughout, offering a high specification and a quality finish additionally benefiting from its modern construction.

EXTERIOR

To the rear, a generous driveway offers parking for up to three vehicles, providing excellent convenience. The home features both front and rear gardens, with the south facing outdoor space enjoying an elevated position and plenty of sunshine throughout the day. From here, you can take in sweeping panoramic views across the Gannel Estuary.

Inner Tide Lane, Newquay, TR7
Approximate Area = 953 sq ft / 88.5 sq m



Floor plan produced in accordance with RICS 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.



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850850

www.davidballagencies.co.uk



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e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating		
Current	Potential	
94	83	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(81-91)	(82 plus)
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
G		
Not energy efficient - higher running costs		

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