





Just moments from the iconic sands of Fistral Beach, this spacious four to five bedroom semi-detached home is located in the highly sought-after Pentire area of Newquay. In need of updating, it offers a fantastic opportunity to create a coastal home tailored to your taste. The property features a large, south-facing garden with plenty of space for relaxing or entertaining, as well as potential for future development (subject to planning), as seen with similar properties nearby. Offered chain free, this home also benefits from parking for 4–5 cars and is within easy reach of Fistral Beach, cliff-top walks, and Newquay town centre. VIEWING HIGHLY RECOMENDED. (subject to all relevant planning permission and building consents as with other neighbouring properties the extensive rear garden could be utilised as a building plot for a detached or pair of semi detached dwellings maximising on what this property has to offer).

# £650,000 Freehold

## **Key Features**

- CHAIN FREE
- PARKING FOR 4-5 CARS
- SEMI DETACHED
- SOUTH FACING GARDEN
- CLOSE TO BEACH
- LARGE FAMILY HOUSE
- IN NEED OF UPDATING
- GARAGE

## LOCATION

Number 43 is located on the left-hand side of Pentire Avenue as you head towards the Pentire Headland. Pentire Avenue is accessed via Pentire Road, which becomes Pentire Avenue shortly after the junction with Esplanade Road and Pentire Crescent. This prime location enjoys close proximity to the world-famous Fistral Beach, Newquay Golf Course, and the scenic Gannel Estuary.

The town of Newquay offers a wide range of amenities, including shopping, schooling, and along with a picturesque working harbour and access to some of Europe's most stunning coastline. There are regular bus and rail services to surrounding areas, and Newquay Airport is approximately seven miles from the town, providing convenient travel links both regionally and nationally.

### **PORCH**

4'2" x 5'8" (1.28 x 1.75)

Double glazed door and single glazed door to accommodation.

## HALL

Stairs and doors to subsequent accommodation

#### **DINING ROOM**

11'2" x 11'9" (3.41 x 3.60)

Double glazed window to front aspect. Radiator.

### LOUNGE

11'1" x 15'6" (3.39 x 4.73)

Double glazed window to front aspect. Radiator.











## CLOAKROOM

Close coupled W/C

## **KITCHEN**

12'2" x 10'4" (3.71 x 3.15)

Double glazed window to the rear elevation . A fitted kitchen with a range of base and wall units with roll top work surfaces over inset stainless steel unit with mixer tap. Space for fridge and freezer.

## UTILITY ROOM

9'3" x 6'6" (2.83 x 2.00)

Door to rear garden

#### BEDROOM FIVE/OFFICE

9'8" x 12'5" (2.96 x 3.80)

Double glazed window to the rear aspect. Radaitor. Shower.

#### W/C

Close coupled WC with dual flush.

#### **BATHROOM**

6'3" x 10'2" (1.93 x 3.10)

Obscure double glazed window to the rear. Walk-in shower cubical with sliding door electric over head shower and screen. Panelled bath. Pedestal wash hand basin. Heated towel rail.

### KITCHEN (UPSTAIRS)

Double glazed window to the rear elevation enjoying countrywide views. A fitted kitchen with a range of base and wall units with roll top work surfaces over inset stainless steel unit with mixer tap.. Space for fridge and freezer.

#### BEDROOM ONE

12'4" x 11'7" (3.76 x 3.55)

Double glazed window to the front aspect of the property.

#### BEDROOM TWO

9'7" x 11'1" (2.93 x 3.40)

Double glazed window to the front aspect of the property. Radiator

## **BEDROOM THREE**

8'11" x 11'6" (2.74 x 3.52)

Double glazed window to the front aspect of the property.

#### BEDROOM FOUR

10'1" x 10'9" (3.08 x 3.28)

Double glazed window to the rear of the property. Radiator

## **LOFT ROOM**

12'9" x 12'2" (3.91 x 3.73)

Double glazed to side aspect

#### **GARAGE**

Double garage fitted with an up and over door. Rear door to garden area.

#### EXTERIO

To the rear of the property, there is generous parking for five to six vehicles, along with a large garage providing excellent storage or workshop potential. The outdoor space includes a patio area, complemented by a lawn, mature planted borders, and a secure fenced surround for privacy. At the front, a neatly maintained lawn is enclosed by a low wall, enhancing both the kerb appeal and sense of privacy.

#### **COUNCIL TAX D**

## **AGENTS NOTE**

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.









England & Wales Not energy efficient - higher running costs (89-99)

Energy Efficiency Rating

(08-69)

5005/91/EC

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