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32 Penmere Drive, Newquay TR7 1QQ

£320,000

A BRILLIANT AND VERY RARE OPPORTUNITY TO PURCHASE A TWO DOUBLE BEDROOM HOUSE WITH RIVER GANNEL VIEWS LOCATED IN THE HIGHLY SOUGHT AFTER PENTIRE AREA OF NEWQUAY, WITHIN EASY REACH OF FISTRAL BEACH AND THE GANNEL ESTUARY. THIS PROPERTY HAS DRIVEWAY PARKING, A GARAGE AND A LOW MAINTENANCE, PRIVATE, SOUTHERLY FACING GARDEN. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

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

FEATURES:

- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- GARAGE
- DRIVEWAY PARKING
- WALKING DISTANCE TO FISTRAL BEACH AND THE RIVER GANNEL
- SHORT WALK TO NEWQUAY TOWN CENTRE
- ENCLOSED SOUTHERLY FACING GARDEN
- RIVER GANNEL VIEWS
- NO ONWARD CHAIN
- RARE OPPORTUNITY
- PERFECT FOR FIRST TIME BUYERS

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DESCRIPTION:

A home on the Pentire peninsular is something many of us dream of and two bedroom houses with River Gannel Views and south facing gardens are SUPER RARE!. It's not difficult to see what this location is so desirable! Within a few minutes you can be surrounded by the stunning beauty of The River Gannel which is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. The more dramatic but equally beautiful world famous Fistral Beach is just down the hill. Fistral Beach is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters.

Just a short stroll away, the vibrant town of Newquay offers an array of cafes, restaurants and bars with a good range of shops with some excellent schools within easy reach of this area. Newquay Golf Course is very highly regarded overlooking the world famous Fistral Beach and is easily accessed. There are many wonderful restaurants within easy reach including The award winning Fish House and The Stable perched above Fistral Beach. The iconic Headland Hotel is just a ten minute walk and has recently opened The five-star Aqua Club featuring six pools and a brand new restaurant.

Welcome to Number Thirty Two Penmere Drive, a brilliant two double bedroom semi detached house with a garage, parking and a southerly facing garden.

A neat and welcoming porch guides you into the lounge which has a window to the front and stairs to the first floor. At the rear, the kitchen diner offers a range of cream shaker units with space for a fridge freezer and washing machine with an integrated oven and gas hob. There's ample space for a dining table and doors to the rear garden. In the summer, with the doors open the patio really is just an extension of the kitchen diner, perfect for a coffee in the morning sun.

Both double bedrooms can be found on the first floor, there's one at the front and one at the rear. The larger of the two enjoys exceptional views of the River Gannel. The bathroom offers a bath with a shower attachment over, a wc and wash basin. Within the bathroom, there's a useful storage cupboard. From the landing, there's access to the loft and a westerly facing window allowing for lots of evening sunshine.

This property has gas central heating powered by a combination boiler located in the kitchen. The windows are all upvc double glazed.

At the front, there's driveway parking and access to the single garage and at the rear, the garden is southerly facing, a real sun trap with lots of privacy. There's a lawned area and a patio with access to the rear of the garage.

In summary, this is a rare opportunity to purchase a two bedroom home in one of Newquay's most desirable hot spots. With parking, a garage, River views and a sun trap southerly facing garden it ticks many boxes! Offered with no onward chain.

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Porch
1.60m x 1.09m (5'3 x 3'7)

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Lounge
4.93m x 3.66m (16'2 x 12'0)

.

Kitchen Diner
3.58m x 2.79m (11'9 x 9'2)

.

Bedroom 1
3.58m x 3.02m (11'9 x 9'11)

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Bedroom 2
3.66m x 2.29m (12'0 x 7'6)

.

Bathroom
3.02m x 1.35m (9'11 x 4'5)

.

Garage
5.16m x 2.67m (16'11 x 8'9)

.

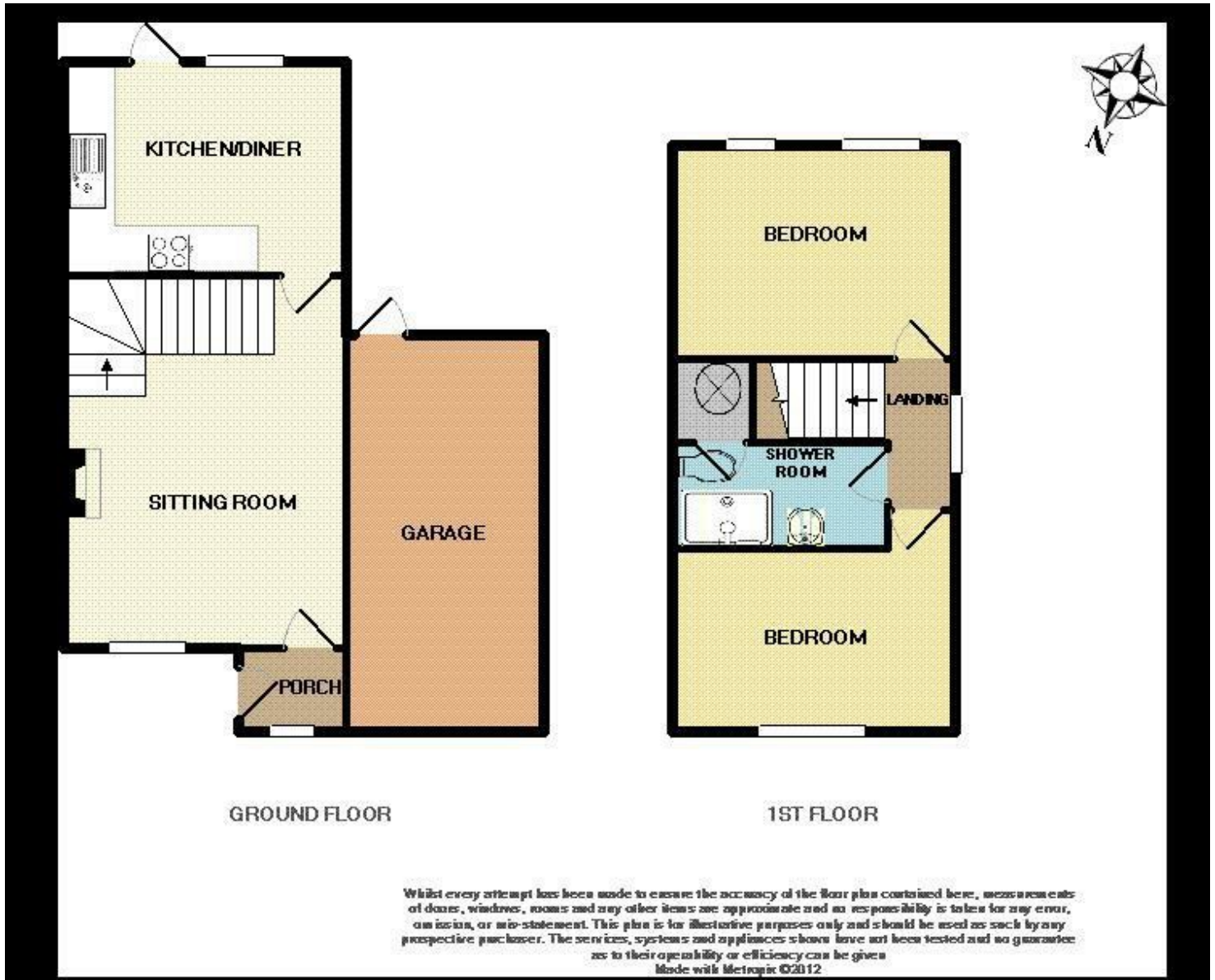
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FLOORPLAN:



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-101) 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	
72	89
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-101) 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	
41	41
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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