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87 Pydar Close, Newquay TR7 3BT

£300,000

A THREE BEDROOM SEMI-DETACHED FAMILY HOME LOCATED IN A POPULAR RESIDENTIAL LOCATION ON THE FRINGES OF NEWQUAY WITH AN UPGRADED KITCHEN, A GARAGE & DRIVEWAY PARKING AND AN INCREDIBLE, LARGER THAN AVERAGE SOUTH FACING GARDEN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- BRILLIANT THREE BEDROOM FAMILY HOME
- GARAGE AND DRIVEWAY PARKING
- INCREDIBLE SOUTH FACING REAR GARDEN
- UPGRADED KITCHEN WITH A SLATE TILED FLOOR
- POPULAR, WELL ESTABLISHED RESIDENTIAL LOCATION
- WALKING DISTANCE TO TRETHERRAS SCHOOL
- VERY WELL PRESENTED FAMILY BATHROOM
- EPC AND FLOOR PLAN TO FOLLOW

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DESCRIPTION:

Tucked away in a popular residential area of Newquay, No. 87 Pydar Close is a spacious and well-presented three-bedroom semi-detached home, perfectly suited to families. With generous living space, a garage, driveway parking, and a brilliant south facing rear garden, the property offers easy family friendly living and practicality in equal measure.

Pydar Close is widely regarded as one of Newquay's most sought-after, family-friendly residential areas. The street features well-maintained homes set on spacious plots with mature, established gardens, all within easy walking distance of Tretherras School. Positioned on the edge of town, it offers convenient access both into and out of Newquay, a lively coastal destination known for its wide selection of shops, cafés, bars, and restaurants.

The nearest beach is Porth, a picturesque and sheltered sandy cove, home to several cafés, a boutique clothing shop, and a beachside pub. For everyday essentials, Chester Road is close by, providing a variety of amenities including a convenience store, post office, cafés, and banking facilities.

Stepping inside, you are welcomed by an entrance porch with stairs rising to the first floor. This leads into a bright and airy lounge where a front-facing window fills the room with natural light, creating an inviting space for relaxing or entertaining. To the rear, the upgraded kitchen is fitted with a stylish range of modern units, complemented by solid wood worktops and a slate tiled floor. It comes equipped with an electric oven, gas hob, integrated dishwasher and fridge, and provides ample room for a dining table, along with direct access to the garden.

Upstairs, the property offers three generously sized bedrooms, two positioned at the front and one overlooking the rear garden. The two larger bedrooms benefit from built-in wardrobes, adding valuable storage. Completing the accommodation, the family bathroom is finished to a high standard, featuring elegant tiling, a contemporary white suite, and a bath with shower over. The landing also provides access to the loft.

Outside, the property continues to impress. The front offers driveway parking, access to the garage, and a tidy, low-maintenance garden that enhances its kerb appeal. The rear garden, enjoying a desirable south-facing aspect, is notably larger than average and provides a private, enclosed space with a substantial decked area and a well-established lawn—ideal for outdoor dining and family use. There is also convenient rear access into the garage.

Overall, this is a fantastic opportunity to acquire a well-located home in one of Newquay's most sought-after neighbourhoods, combining space, style, and excellent outdoor areas.

Hallway
2.06m x 1.52m (6'9 x 5'0)

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Lounge
5.00m x 3.78m (16'5 x 12'5)

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Kitchen Diner
4.70m x 3.15m (15'5 x 10'4)

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Bedroom 1
3.71m x 2.84m (12'2 x 9'4)

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Bedroom 2
3.45m x 2.54m (11'4 x 8'4)

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Bedroom 3
2.62m x 2.06m (8'7 x 6'9)

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Bathroom
2.06m x 1.68m (6'9 x 5'6)

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Garage
5.36 x 2.39 (17'7" x 7'10")

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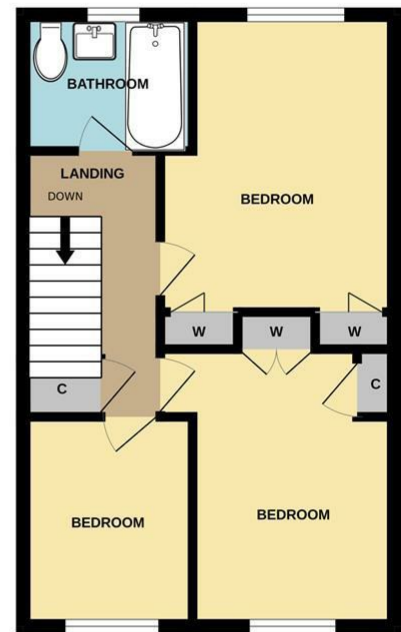
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



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-plus) A			
(81-91) B			
(69-80) C		73	79
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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