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### 30 Parc Godrevy, Newquay TR7 1TY

**£425,000**

A CHARMING DETACHED BUNGALOW WITH MANY RECENT UPGRADES AND IMPROVEMENTS OFFERING TWO SPACIOUS DOUBLE BEDROOMS, PEACEFULLY SITUATED IN A CUL-DE-SAC IN THE SOUGHT-AFTER PENTIRE AREA. THERE'S PLENTY OF PARKING, A GARAGE AND LOW MAINTENANCE SUNNY GARDENS AT THE FRONT AND REAR.

**PROPERTY TYPE:** Bungalow - Detached

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

#### FEATURES:

- IMMACULATELY AND MUCH IMPROVED DETACHED BUNGALOW
- TWO GENEROUS DOUBLE BEDROOMS
- CONSERVATORY AND A LOG BURNER IN THE LOUNGE
- SINGLE GARAGE AND AMPLE PARKING
- CUL DE SAC LOCATION AWAY FROM PASSING TRAFFIC
- SUNNY LOW MAINTENANCE GARDENS
- WALKING DISTANCE TO THE RIVER GANNEL AND FISTRAL BEACH
- MANY RECENT UPGRADES AND IMPROVEMENTS
- NO ONWARD CHAIN

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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## DESCRIPTION:

Welcome to Number Thirty Parc Godrevy—a charming detached two-bedroom bungalow set in a sought-after coastal location. Offering well-proportioned and versatile living space, this lovely home features a bright conservatory, a garage, sunny front and rear gardens, and ample off-road parking. Immaculately presented throughout, it provides comfortable, low-maintenance living in a truly desirable setting.

Perfectly positioned just moments from Newquay's vibrant town centre, the world-renowned Fistral and Crantock beaches, and miles of stunning coastal paths, this home places you right at the heart of Cornwall's spectacular north coast lifestyle. Newquay's bustling high street offers an array of independent shops, cafés, and eateries, while nearby Fistral Beach is famous for its surf, watersports, and major UK competitions, including Boardmasters.

Close by, the tranquil River Gannel provides a peaceful escape. At high tide, it's ideal for paddleboarding and kayaking, while low tide reveals vast sandy stretches perfect for scenic walks. Whether you're exploring the coastline, enjoying beach days, or simply relaxing in your sunny garden, this delightful bungalow offers something for everyone.

A welcoming porch provides space for coats and shoes and leads into a bright, spacious hallway with a storage cupboard and access to all rooms. On the left, a dual aspect lounge features a log burner, perfect for cosy winter evenings, and flows seamlessly into a dining area large enough for a family-sized table, which opens into a conservatory. Doors from the conservatory lead to both the front and rear gardens, ideal for summer entertaining and family gatherings. This versatile room benefits from under-floor heating and offers the perfect space for a home study, playroom or additional lounge.

At the rear, the kitchen boasts a generous range of sleek modern matt units with space for an oven and dishwasher, a breakfast bar, and a door opening directly onto the rear garden for easy indoor-outdoor living.

Both double bedrooms are presented to the highest standard, with one at the front and one at the rear. The family bathroom is beautifully tiled, featuring a bath, separate shower cubicle, and a real sense of luxury.

Gas central heating is powered by a combination boiler located in the kitchen, and double-glazed windows are fitted throughout. Recent updates include front windows, the front door, internal doors, flooring, and décor.

The outdoor areas are a real highlight of this property, boasting bright, sunny gardens at both the front and rear. The front provides parking for up to four cars and gated access to a private, sun-filled garden. A paved path leads to the conservatory, with most of the garden laid to lawn, complemented by a decked terrace—an ideal spot to relax with an evening glass of wine. At the rear, a patio area offers the perfect setting for al fresco dining, with a path leading past the garage and log store up to the main tier of the garden. Elevated to catch the sun throughout the day, the rear garden is low-maintenance, featuring a mix of patio and decked areas framed by sleek glass balustrades, creating a contemporary and open feel. There's also an outdoor shower. The garage benefits from both front access via an electric up-and-over door and rear access from the garden. Inside, it is a versatile space with power, lighting, and additional plumbing, making it ideal for use as a utility area or storage.

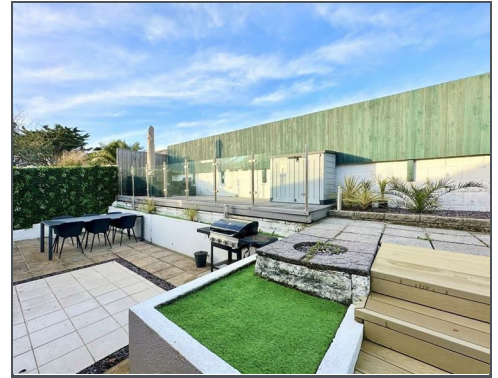
This is a rare opportunity to purchase a flawlessly presented bungalow in Newquay, ready to move into and offered with no onward chain. Ideal for families, downsizers, or anyone seeking a stylish and versatile home in a sought-after location. Immaculately maintained and thoughtfully updated, it combines modern living with cosy charm.

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Lounge  
4.29m x 4.01m (14'1 x 13'2)

Dining Area  
2.77m x 2.49m (9'1 x 8'2)

Kitchen  
3.23m x 2.84m (10'7 x 9'4)

Conservatory  
5.79m x 2.74m (19'0 x 9'0)

Bedroom 1  
4.19m x 2.67m (13'9 x 8'9)

Bedroom 2  
4.45m x 2.59m (14'7 x 8'6)

Bathroom  
2.26m x 2.16m (7'5 x 7'1)

Garage  
5.26m x 2.57m (17'3 x 8'5)

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**FLOORPLAN:**

**GROUND FLOOR**  
1154 sq.ft. (107.2 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.  
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 |                   |                         |           |
| England & Wales                             |                   | 73                      | 80        |
|                                             |                   | 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 |           |

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.