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## 47 Penmere Drive, Newquay TR7 1QQ

**£350,000**

A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH SPACIOUS, FAMILY FRIENDLY ACCOMMODATION. THIS PROPERTY HAS AN ENCLOSED SUNNY REAR GARDEN, DRIVEWAY PARKING AND A DETACHED GARAGE, LOCATED IN THE HIGHLY DESIRABLE PENTIRE AREA OF NEWQUAY WITHIN WALKING DISTANCE OF FISTRAL BEACH AND THE RIVER GANNEL.

**PROPERTY TYPE:** House - Semi-Detached

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

### FEATURES:

- SEMI DETACHED THREE BEDROOM FAMILY HOME ON PENMERE DRIVE
- JUST A FEW MINUTES WALK TO THE RIVER GANNEL
- DETACHED GARAGE AND DRIVEWAY PARKING
- KITCHEN UPDATED IN 2023
- VIEWS OF THE RIVER GANNEL AND COUNTRYSIDE BEYOND
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO NEWQUAY TOWN CENTRE AND FISTRAL BEACH

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 47 Penmere Drive, a spacious and light-filled three-bedroom family home, perfectly positioned in the highly sought-after Pentire area of Newquay. Offering generously proportioned accommodation, this well-maintained property is ideal for families, second-home owners, or anyone looking to embrace a relaxed coastal lifestyle.

Enjoying an enviable location between the tranquil waters of the River Gannel and the iconic Fistral Beach, the property captures the very best of seaside living. From peaceful estuary walks to world-class surfing, everything is within easy reach, while Newquay's vibrant town centre is just a short stroll away, providing an excellent balance of tranquillity and convenience.

Stepping inside, an inviting entrance hallway welcomes you into the home, with stairs rising to the first floor. To the front, the spacious lounge is flooded with natural light, creating a warm and comfortable space for the whole family to relax.

To the rear, the contemporary kitchen, replaced in 2023, is fitted with a stylish range of modern units and incorporates an integrated double oven, fridge and freezer, together with space and plumbing for a washing machine. Overlooking the garden, it is particularly well suited to families with young children, allowing them to play safely outside while remaining within easy view from the kitchen.

Upstairs, the property offers three well-proportioned bedrooms, comprising two generous doubles and a comfortable single room. The front-facing bedrooms enjoy elevated views towards the River Gannel and the surrounding countryside, adding to the home's appeal.

The family bathroom is fitted with a panelled bath and an electric shower over. A spacious landing benefits from a large built-in storage cupboard housing the hot water tank, loft access, and a window that fills the space with natural light.

Further benefits include uPVC double glazing throughout and gas-fired central heating, supplied by a boiler located in the kitchen

Outside, the enclosed rear garden has been designed to make the sun, featuring a patio seating area, a lawned area, a garden shed, and gated side access to the front of the property. Alongside the home is a detached garage with driveway parking.

In summary, this superb three-bedroom home offers an exciting opportunity for its next owners to personalise and create their ideal home. Whether you're searching for a permanent family residence, a holiday retreat, or a property in one of Newquay's most desirable coastal locations, 47 Penmere Drive presents a fantastic opportunity.

Hallway  
1.57m x 1.24m (5'2 x 4'1)

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Lounge  
4.42m x 3.76m (14'6 x 12'4)

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Kitchen Diner  
4.73 x 3.23 (15'6" x 10'7")

Bedroom 1  
4.19m x 2.87m (13'9 x 9'5)

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Bedroom 2  
3.45m x 2.57m (11'4 x 8'5)

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Bedroom 3  
2.57m x 2.06m (8'5 x 6'9)

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Bathroom  
2.06m x 1.65m (6'9 x 5'5)

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Garage

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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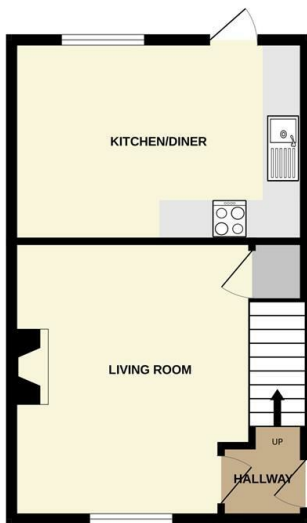
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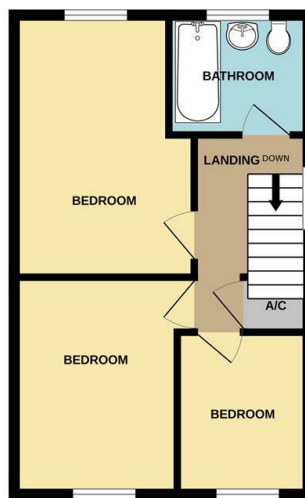
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## FLOORPLAN:

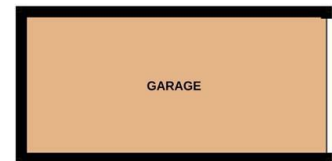
GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



GARAGE



TOTAL FLOOR AREA : 899 sq.ft. (83.6 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-plus) <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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 72                      | 79        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

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