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## 29 Parc Godrevy, Newquay TR7 1TY

**£410,000**

A DETACHED THREE BEDROOM PENTIRE FAMILY HOME SANDWICHED BETWEEN THE RIVER GANNEL AND FISTRAL BEACH WITH HUGE SCOPE TO EXTEND. THIS PROPERTY HAS AMPLE DRIVEWAY PARKING AND A GARAGE AND IS TUCKED AWAY AT THE TOP OF A QUIET CUL DE SAC, OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 2 / **BEDROOMS:** 3 / **BATHROOMS:** 1

### FEATURES:

- DETACHED THREE BEDROOM HOUSE
- GARAGE AND AMPLE DRIVEWAY PARKING
- NO ONWARD CHAIN
- HUGE SCOPE TO EXTEND SUBJECT TO PLANNING AND BUILDING REGS
- HIGHLY DESIRABLE LOCATION BETWEEN FISTRAL BEACH AND THE RIVER GANNEL
- JUST A SHORT WALK TO THE TOWN CENTRE
- RECENTLY RE-DECORATED AND RE-CARPETED
- NEAT, LOW MAINTENANCE SOUTH WESTERLY FACING GARDEN
- CONSERVATORY AND SEPARATE DINING ROOM

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#### DESCRIPTION:

Welcome to Number Twenty Nine Parc Godrevy... Embrace the convenience and tranquillity of Parc Godrevy and the vibrant community of Newquay. Book a viewing today and step into the lifestyle you've been dreaming of where you can walk to the River Gannel with your paddle board or wander over to Fistral Beach with the family.

Parc Godrevy really does offer the best of both worlds; just a short stroll into the vibrant town of Newquay yet surrounded by the most stunning coastline that Newquay has to offer. The River Gannel is a truly beautiful place to be enjoyed by the whole family, there are many idyllic spots to have a picnic, go crabbing with the children and for the more active, take advantage of the high tides for a spot of paddle boarding or kayaking. At low tide, you can walk across the sandy river bed to Crantock and when the tide is in, the infamous fern pit ferry will safely take you across the river to Crantock which has a gorgeous sandy beach and some lovely restaurants and bars.

This detached family home is tucked away at the top of a quiet cul de sac away from passing traffic. It has been well looked after by the current owners and offers spacious, well presented accommodation. A bright and welcoming hallway with stairs to the first floor and a useful cloakroom guide you into this property. On the left, you will find the dual aspect living room which has doors to the rear garden, a brilliant family room with ample space for the whole family to relax. On the other side, you will find the kitchen with a window to the front offering a good range of white gloss units with space for an oven, washing machine and fridge freezer, there's a separate dining room with under stairs storage and a conservatory providing a useful additional reception room with direct access to the garden. We understand it is possible to knock through the kitchen into the dining room creating a spacious family room subject to building regulations.

All three bedrooms can be found on the first floor off from a spacious and bright landing area. There's two at the front and one at the rear all with built in storage. Also on the first floor, you will find the bathroom which has a bath with a shower over. Off from the landing, there's access to the loft and a useful airing cupboard.

This property has gas central heating powered by a combi boiler located in the kitchen and upvc double glazed windows.

Externally, at the front there's ample driveway parking.. At the rear, the garden is low maintenance and private with a south westerly aspect ensuring the best of the day time and evening sunshine.

In summary, this is a brilliant family home with huge potential, located in a highly sought after location ...the perfect family home by the sea!

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Hallway  
2.62m x 1.22m (8'7 x 4'0)

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Cloakroom  
1.65m x 0.79m (5'5 x 2'7)

.

Lounge  
5.51m x 3.23m (18'1 x 10'7)

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Dining Room  
4.32m x 2.57m (14'2 x 8'5)

.

Conservatory  
3.20m x 2.21m (10'6 x 7'3)

.

Bedroom 1  
3.51m x 3.38m (11'6 x 11'1)

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Bedroom 2  
3.28m x 2.95m (10'9 x 9'8)

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Bedroom 3  
2.69m x 2.31m (8'10 x 7'7)

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Bathroom  
2.24m x 1.88m (7'4 x 6'2)

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Garage  
5.26m x 2.79m (17'3 x 9'2)

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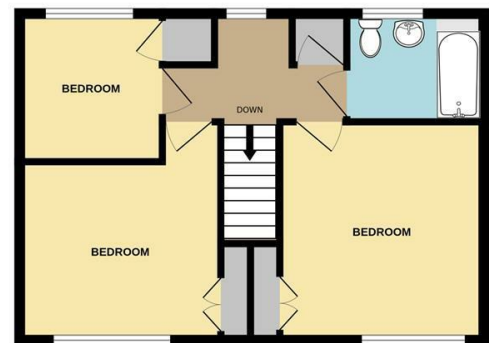
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**FLOORPLAN:**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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 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>		69
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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.

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