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## 81 Penmere Drive, Newquay TR7 1NS

**£425,000**

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

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / BEDROOMS: 4 / BATHROOMS: 2

### FEATURES:

- DETACHED FOUR BEDROOM FAMILY HOME
- STUNNING LOCATION BETWEEN GANNEL AND FISTRAL BEACH
- MAIN BEDROOM EN SUITE
- NO ONWARD CHAIN
- WALKING DISTANCE TO NEWQUAY TOWN CENTRE
- GENEROUS TIERED GARDEN WITH PLENTY OF SUNSHINE
- DRIVEWAY PARKING
- INTEGRAL GARAGE

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## DESCRIPTION:

Welcome to 81 Penmere Drive, an inviting four-bedroom residence set in the highly desirable Pentire area of Newquay. This generously proportioned property is filled with natural light, offering a comfortable and airy home ideal for both families and those seeking a peaceful coastal escape. Situated between the calm waters of the River Gannel and the iconic Fistral Beach, the property enjoys an exceptional setting that captures the essence of seaside living. Whether it's morning walks along the estuary or afternoons by the surf, everything is within easy reach. Despite its tranquil surroundings, Penmere Drive is conveniently located just a short stroll from the lively heart of Newquay, providing the perfect balance between relaxation and accessibility.

This beautifully maintained property offers spacious, light-filled accommodation designed with both comfort and social living in mind. An inviting hallway, complete with a convenient cloakroom welcomes you in to the property. At the front, the modern kitchen features a good range of units, an integrated single oven, and space for a fridge freezer and dishwasher.

To the rear of the property, the living space is perfectly suited to modern family life. A bright and airy lounge enjoys views over the garden and is enhanced by a gas fire, creating a cosy focal point. Adjacent to this, the dining room offers additional flexibility, with stairs leading to the first floor and doors opening directly onto the garden. Together, these areas create a seamless flow—ideal for entertaining, socialising, and everyday family living. Upstairs, there are four well-proportioned bedrooms, including three doubles and a single. The principal bedroom benefits from its own en-suite shower room, while the family bathroom is fitted with a bath and shower over. The spacious landing features a large storage cupboard, loft access, and a generous window that floods the area with natural light.

The integral garage, accessed from the hallway, provides excellent storage or parking and includes plumbing for a washing machine—perfect for storing bikes, surfboards, and other beach essentials.

Additional benefits include gas central heating via a combination boiler located in the garage, along with uPVC double glazing throughout.

Outside, the rear garden has been thoughtfully terraced to make the most of the afternoon and evening sunshine. It offers a generous patio area, complemented by mature shrubs, plants, and trees, including a stunning cherry blossom that adds seasonal beauty to the space.

In summary, this superb four-bedroom home is presented in excellent condition and ready to move into. Whether as a comfortable family residence or a coastal retreat, it offers an ideal base for enjoying everything Newquay has to offer.

Hallway  
3.45m x 0.97m (11'4 x 3'2)

Cloakroom  
1.45m x 0.97m (4'9 x 3'2)

Kitchen  
3.00m x 2.13m (9'10 x 7'0)

Dining Room  
4.37m x 2.54m (14'4 x 8'4)

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Lounge  
4.27m x 3.35m (14'0 x 11'0)

Bedroom 1  
3.40m x 3.35m (11'2 x 11'0)

En Suite  
1.55m x 1.55m (5'1 x 5'1)

Bedroom 2  
3.40m x 2.54m (11'2 x 8'4)

Bedroom 3  
3.73m x 1.93m (12'3 x 6'4)

Bedroom 4  
2.84m x 2.18m (9'4 x 7'2)

Bathroom  
1.91m x 1.88m (6'3 x 6'2)

Garage  
5.59m x 2.54m (18'4 x 8'4)

#### 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.

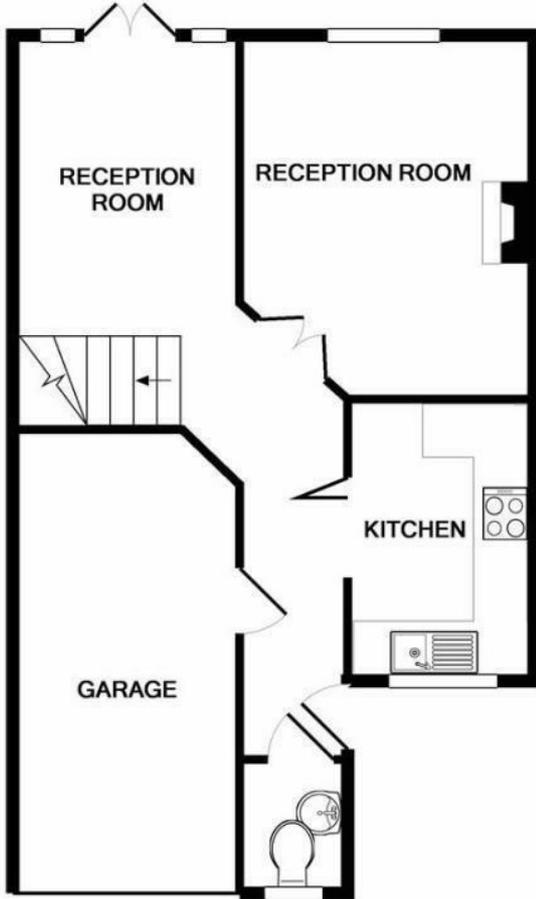
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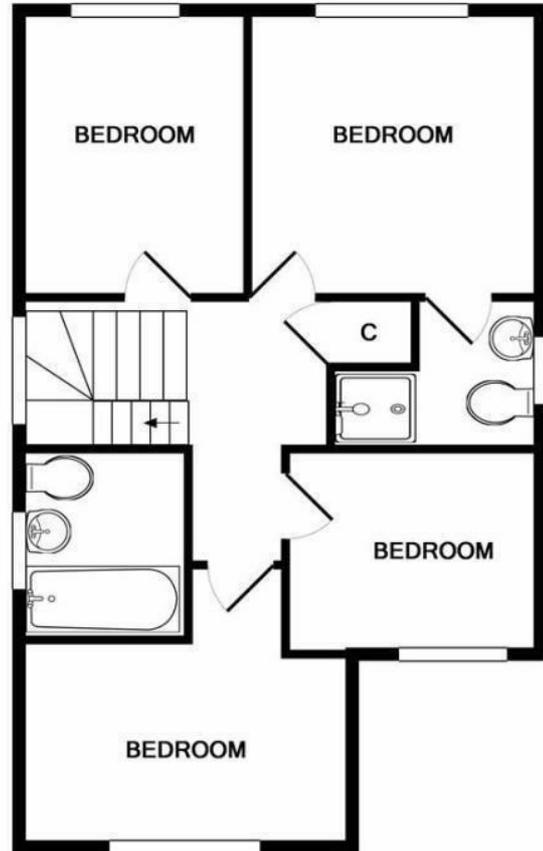
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FLOORPLAN:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
		70	83
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>		
	(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	

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