

6 Pentire Green, Crantock, Cornwall TR8 5SG



VILLAGE LOCATION | NO ONWARD CHAIN | 3 bedroom terraced house with garage and enclosed rear garden, located on a popular residential road in the sought-after coastal village of Crantock.

- Rear aspect lounge/diner
- Enclosed lawned rear garden
- Vacant possession – no onward chain
- 3 bedrooms (two double and one single)
- Double glazed throughout
- Single garage and driveway parking
- Short walk to Crantock beach and dunes

Reduced To £325,000 Freehold

This well-presented 3 bedroom terraced family home is located in the ever popular village of Crantock, within walking distance of the beach and Gannel Estuary and just a 5 minute drive from Newquay town.

To the front of the property is a small lawned garden, driveway parking and an integral single garage. A uPVC front door leads to the entrance hallway with a further door to the inner hall with access to the front aspect kitchen and the staircase ascending to the first floor. To the rear of the property is the lounge/diner with door opening on to the rear garden.

On the first floor are 3 bedrooms, 2 double rooms, both with built-wardrobes, as well one single bedroom. There is a family bathroom with full length bath and electric shower over, basin and WC together with a separate WC.

To the rear of the property is an enclosed lawned garden surrounded by shrubs, leading to a paved patio seating area with a pedestrian gate leading to the rear lane.

ENTRANCE VESTIBULE
9'7 x 3'2 (2.92m x 0.97m)

HALLWAY
8'8 x 4' (2.64m x 1.22m)

LOUNGE/DINER
19'8 x 11' (5.99m x 3.35m)

KITCHEN
11'2 x 7'7 (3.40m x 2.31m)

FIRST FLOOR LANDING
8'10 x 2'9 (2.69m x 0.84m)

BEDROOM 1
10'11 x 8'11 (3.33m x 2.72m)

BEDROOM 2
9' x 8'10 (2.74m x 2.69m)

BEDROOM 3
8'4 x 7'9 (2.54m x 2.36m)


BATHROOM
8'0 x 7'2 (2.44m x 2.18m)

WC
5'1 x 2'9 (1.55m x 0.84m)

TENURE
Freehold

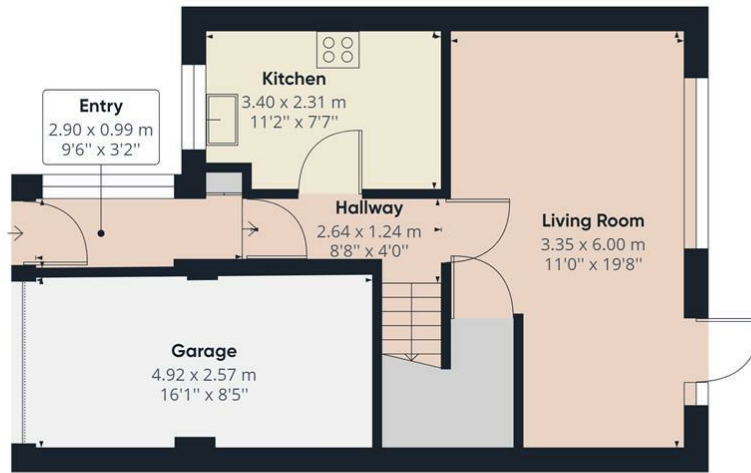
SERVICES
Mains electricity, water and drainage

COUNCIL TAX
Band C

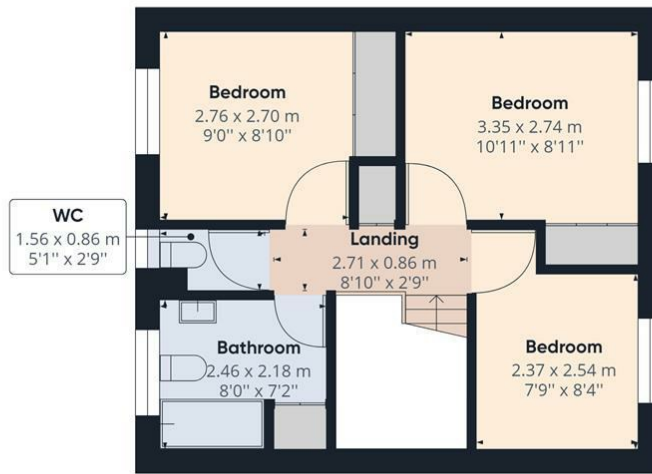
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		30	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	







Ground Floor



First Floor

Approximate total area⁽¹⁾

84.30 m²

907.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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