

## 26 Carneton Close, Crantock, Cornwall, TR8 5RY



**Semi-detached 2 bedroom bungalow in CRANTOCK set in a delightful corner plot with a mature surrounding garden and a single garage with driveway parking, offered in excellent condition with vacant possession and no chain. EXTENSION POTENTIAL**

- 2 double bedrooms
- Kitchen/diner
- Highly sought-after coastal village location
- Vacant possession, no onward chain
- Detached single garage and level driveway parking
- Plot offers potential for extension, subject to pp
- uPVC double glazing and electric heating
- Well-maintained mature garden
- Short walk to village and Crantock Beach
- Large loft with potential

**Reduced To £350,000 Freehold**

Situated on a corner plot, this semi-detached bungalow is a great opportunity to buy a nicely proportioned 2 bedroom bungalow or a project ripe for extending. Located in a popular residential road in the village of Crantock, the property is located around 0.7 miles from the very popular Crantock beach and a short walk from The Gannel Estuary.

**LOUNGE**

15'4 x 11'4

Lined fireplace with multi-fuel stove previously in-situ.

**KITCHEN**

12'7 x 12'

**BEDROOM 1**

13'8 x 9'10

**BEDROOM 2**

13' x 9'9

**BATHROOM**

6'9 x 5'4

**GARAGE**

17'2 x 8'9

Inspection pit under floor.

**TENURE**

Freehold

**SERVICES**



Mains electricity, water and drainage

**COUNCIL TAX**

Band C

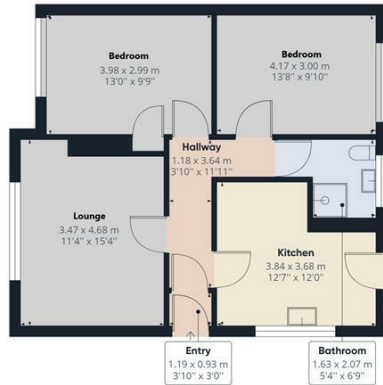
**AGENTS NOTE**

The property is currently tenanted and completion will not be available until May/June 2024.

| Energy Efficiency Rating  |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs                     |           |   |
| (92 plus) <b>A</b>  |           | <b>83</b>   |
| (81-91) <b>B</b>  |           |   |
| (69-80) <b>C</b>  |           |   |
| (55-68) <b>D</b>  |           |   |
| (39-54) <b>E</b>  | <b>52</b> |   |
| (21-38) <b>F</b>  |           |   |
| (1-20) <b>G</b>   |           |   |
| Not energy efficient - higher running costs                     |           |   |
| <b>England &amp; Wales</b>                                      |           | 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) <b>A</b>  |           | <b>62</b>   |
| (81-91) <b>B</b>  |           |   |
| (69-80) <b>C</b>  |           |   |
| (55-68) <b>D</b>  |           |   |
| (39-54) <b>E</b>  | <b>34</b> |   |
| (21-38) <b>F</b>  |           |   |
| (1-20) <b>G</b>   |           |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |   |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC  |







**Approximate total area<sup>(1)</sup>**  
 78.29 m<sup>2</sup>  
 842.75 ft<sup>2</sup>

(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

# Start & co

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