

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

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

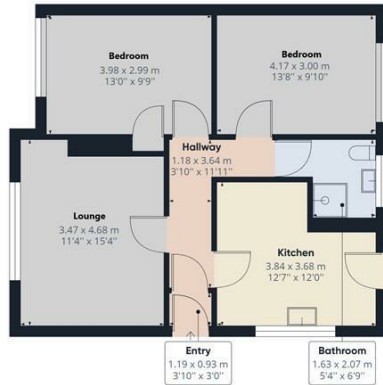
AGENTS NOTE

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







Approximate total area⁽¹⁾
 78.29 m²
 842.75 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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