

12 Linden Crescent, Newquay, Cornwall, TR7 2HA



STUNNING VIEWS OVER NEWQUAY BOATING LAKE | NO ONWARD CHAIN | Substantial 6 bedroom house with close to 2000 sqft of living accommodation offering the potential for a large family home or a home with an annex just a short walk from Newquay Town Centre.

- South East facing balcony with stunning views
- Clean and tidy presentation throughout with new electric and gas certification
- 6 Large double bedrooms over 2 floors
- Very quiet cul-de-sac location just 10 minutes walk from Newquay Town Centre
- Front and rear garden including parking and detached garage
- Potential for separate annex/multigenerational living

Price £495,000 Freehold

Linden Crescent is a small cul-de-sac just a short walk from Newquay Town Centre. It's a nice quiet residential street within easy walking distance of schools, Trenance Boating Lake, River Gannel and Newquay Water World, ideal for families or younger couples.

Newquay Town has recently had an influx of independent Cafes, Coffee Shops and Bars that has made the town an even more popular holiday destination with a unique multicultural and inclusive feel. This, coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. As a result, as well as the flexible modern nature of working, has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

12 Linden Crescent is a substantial but modest property tucked in the corner of the cul-de-sac. The small front garden leads to the front door of what appears to be a modest house from the front elevation. On the top floor is the living accommodation with a large entrance hall leading into an open plan dining room all with stunning views thanks to the patio doors onto the balcony. This leads to a large dual aspect lounge also with patio doors, upstairs bathroom and the separate dual aspect kitchen.

Stairs lead down to the first floor which offers 4 large double bedrooms and a family shower room. Another staircase leads to 2 further bedrooms, one with a shower en-suite which was once used as a separate flatlet thanks to private access from the side of the property and a ground floor entrance door which leads onto the rear garden.

The current owners have levelled the garden providing a flat lawn and patio area which has been fenced separately to a less formal garden area sloping away to the rear boundary.

To the front is a separate garage and driveway parking for a single vehicle with ample potential to create additional parking in the front garden.

SERVICES

All Mains

COUNCIL TAX

Band E

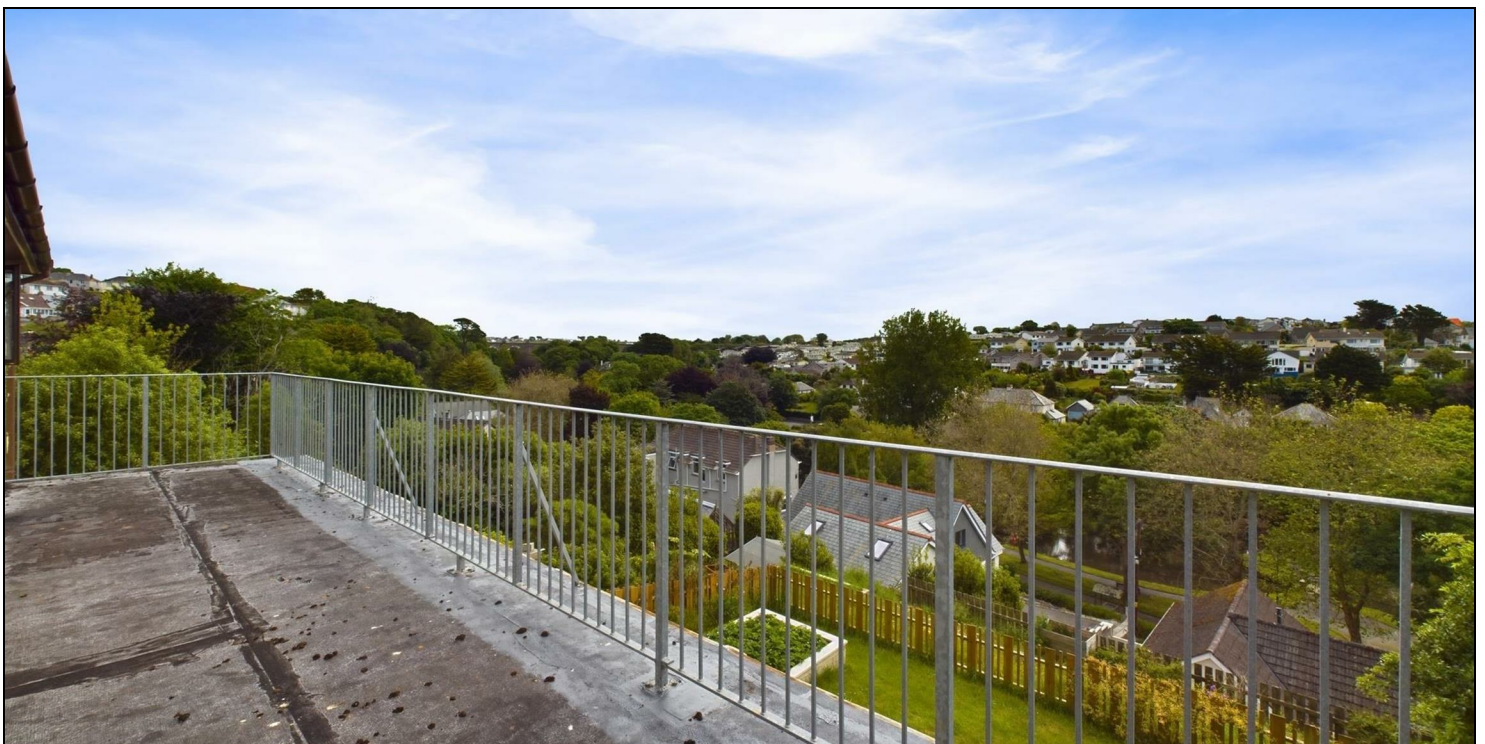
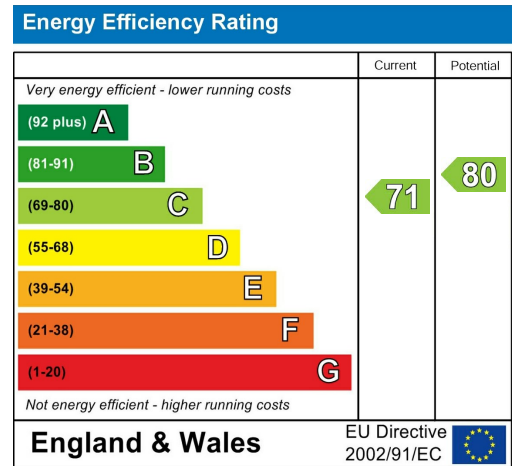
TENURE

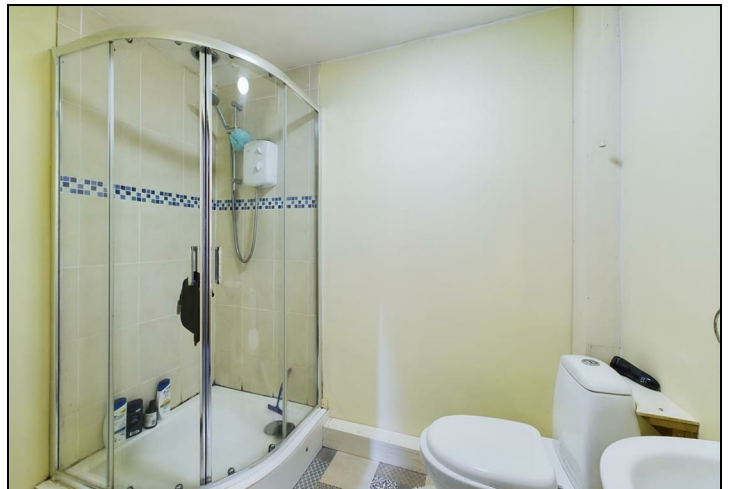
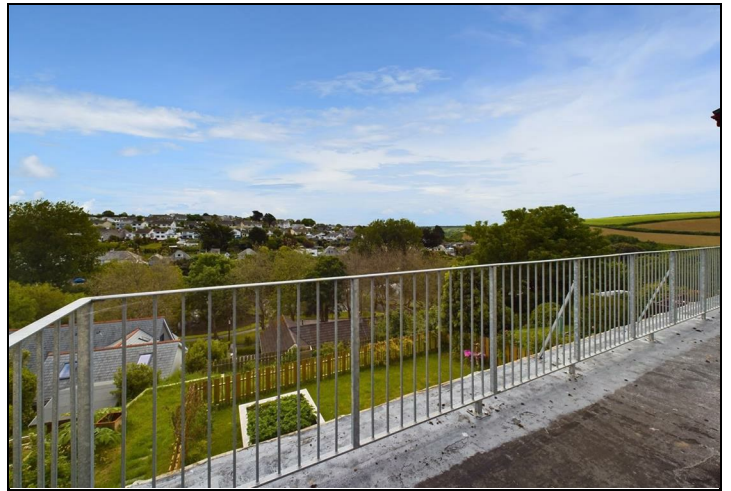
Freehold

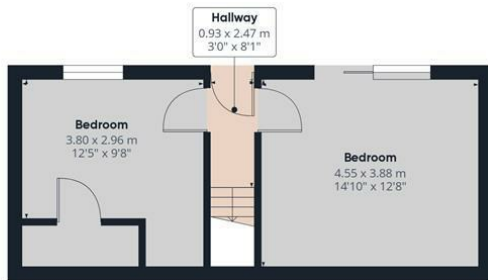
BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: up to 50Mbps

Mobile Coverage: Likely/limited



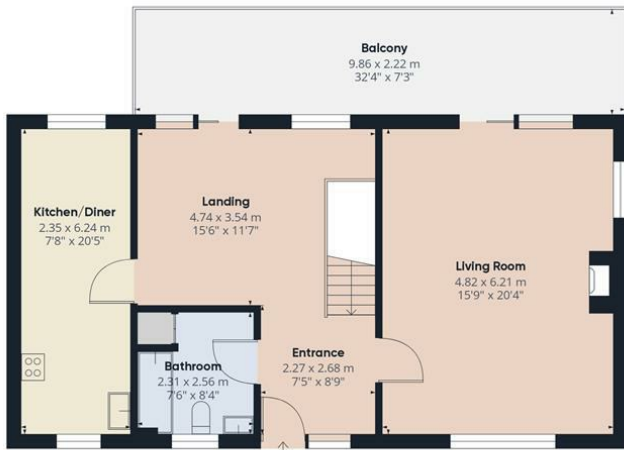




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
180.06 m²
1938.17 ft²

Reduced headroom
4.71 m²
50.72 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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