

64 Crantock Street, Newquay, Cornwall TR7 1JP



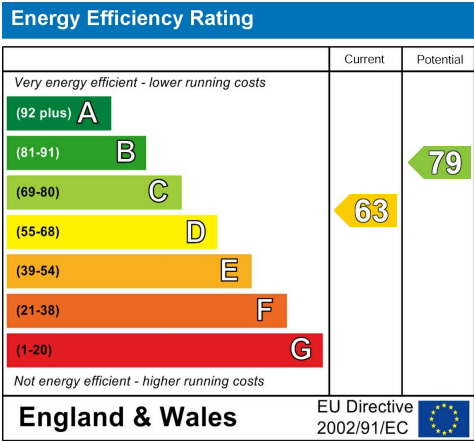
SPACIOUS THREE STOREY 6 BEDROOM 2 BATHROOM TOWN HOUSE WITH A SOUTH FACING GARDEN AND TWO GENEROUS PRIVATE PARKING SPACES A SHORT WALK FROM NEWQUAY TOWN AND BEACHES

- Spacious Town House 1547sqft
- Good Condition Throughout
- South facing tiered garden
- 6 Bedrooms, 2 bathrooms on upper floors
- Gas Central Heating and Double Glazing
- NO ONWARD CHAIN
- 3 Ground Floor Reception Rooms
- 2 side by side generous parking spaces
- Central Newquay location

Price £425,000 Freehold

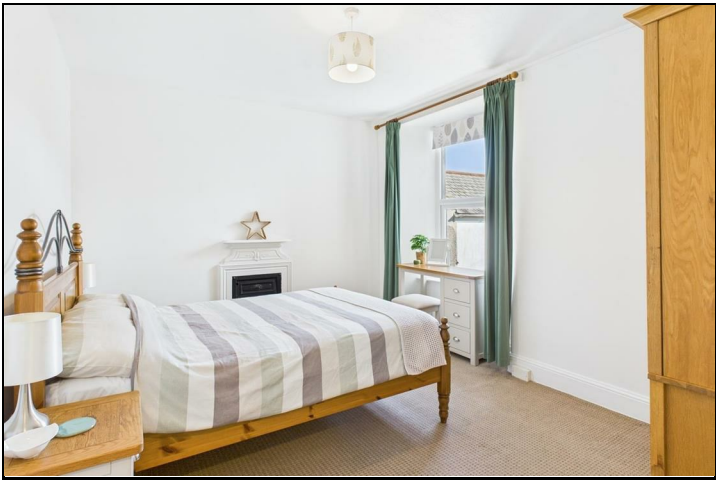
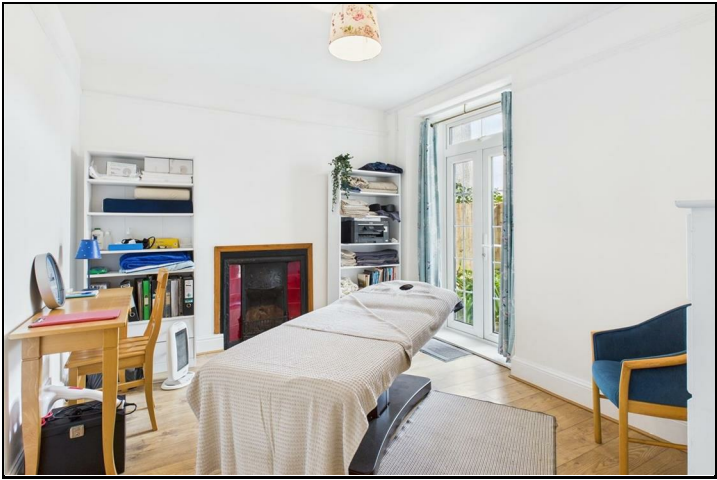
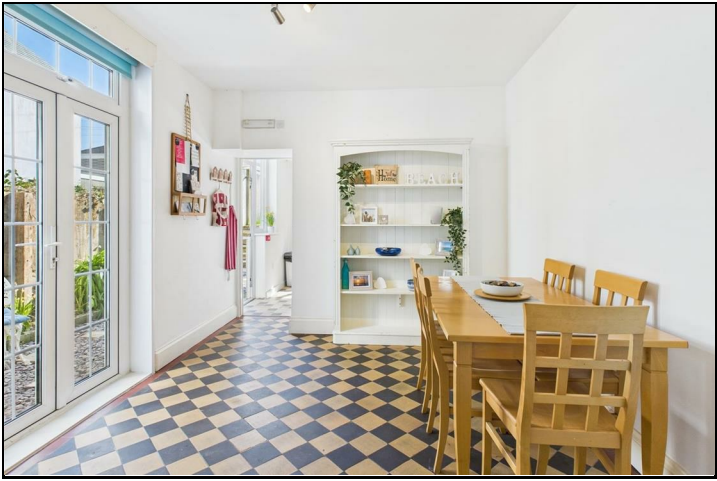
This superb example of a Newquay Town house sits towards the top of the popular and relatively quiet town road of Crantock St, just a few hundred yards from the Town Centre and the surf of Fistral Beach. The main bus station lies at the bottom of Crantock Street, a short stroll away.

This spacious bay fronted house has a stone walled lawned front garden with a path to the front door. The layout is classic town house with a bay fronted lounge followed by a separate multi-purpose dining room. The character hall, with exposed sanded floorboards leads to the tiled floor breakfast room onto the rear kitchen. On the first floor, there are 3 bedrooms, a bathroom and a separate wc. The converted loft provides more accommodation than most with 3 further bedrooms and another bathroom serving this floor. At 1547 sqft, this is a substantial town house offering flexible accommodation on three floors, presented in excellent condition.



**BROADBAND AND MOBILE COVERAGE
AVAILABILITY**

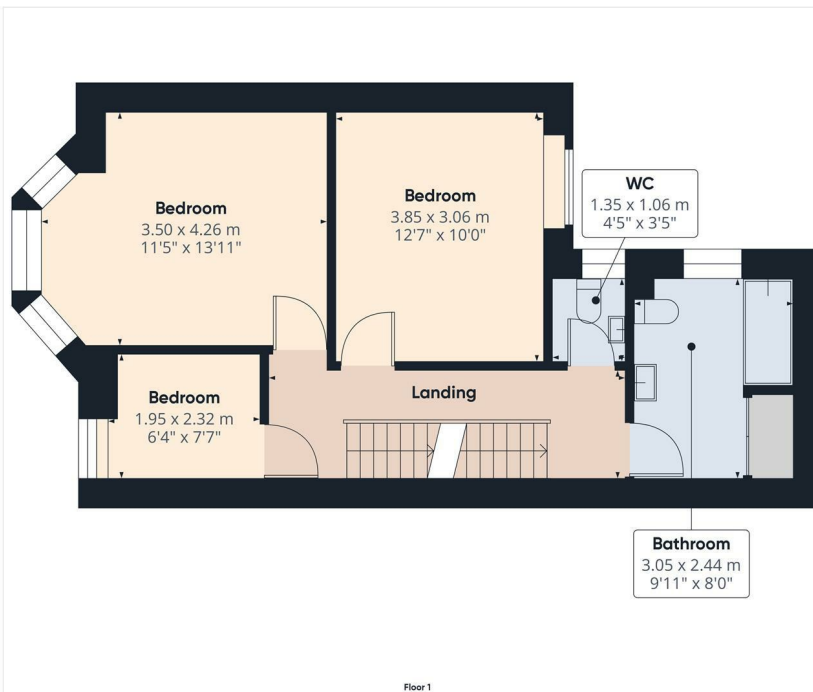






Approximate total area⁽¹⁾
60.64 m²
652.72 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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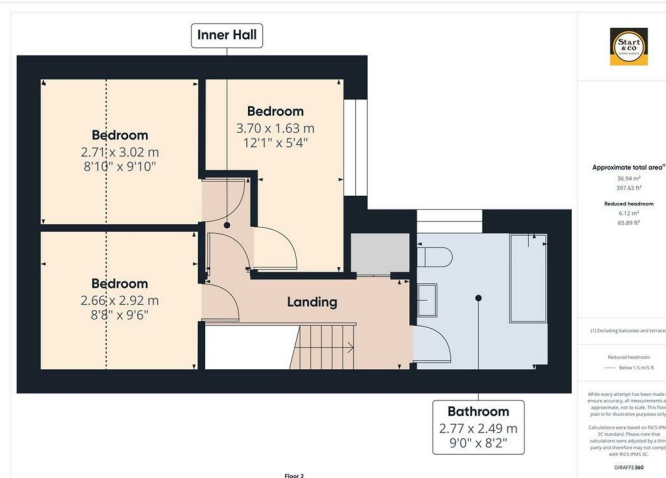
Approximate total area⁽¹⁾
46.15 m²
496.75 ft²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾
25.54 m²
274.63 ft²
Reduced headroom
6.12 m²
65.91 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 2.0m (6'6")

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