Start & co
THE NEWQUAY ESTATE AGENT
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17 Pendragon Crescent, Newquay, Cornwall TR7 2SS

EXTENTION/DEVELOPMENT POTENTIAL SUBJECT TO PLANNING PERMISSION | GARAGE & WORKSHOP | Fully refurbished 2 double bedroom house in a rare style with an attached garage providing extension/separate dwelling potential with the house presented in an immaculate open plan style throughout.

- Ripe for side two storey extension or separate dwelling
- Immaculate decor throughout with Birch Ply features
- Attached single garage, driveway and workshop
- Open plan Lounge/Kitchen/Diner running from the front to back of the house
- Sunny fully enclosed West facing rear garden
- Stunning kitchen with woodblock surfaces, breakfast bar and doors to rear garden

Price £259,950 Freehold

With its easy access to town, local supermarkets, schools and beaches, Pendragon Crescent is a favoured location amongst families and has always proven to be a very strong rental investment as well as younger couples and first time buyers.

No 17 is likely the finest example we have seen on the estate with the ground floor being made completely open plan. From entering through the small entrance vestibule, you access the lounge area which has a large front aspect window and stairway ascending to the first floor with Birch ply faced understairs storage. This takes you to the dining area with ample room for a 4 or 6 person table and further to the kitchen. The kitchen has a range of floor and wall white gloss units under a woodblock worktop with a breakfast bar extending form the wall providing seating for 2 or 3. There are double doors to the rear decking and garden and a side access door to the workshop.

To the first floor are 2 vaulted double bedrooms both with built in storage and large windows. The bathroom has floor to ceiling tiles and benefits from a bath with shower over, pedestal basin, low level WC and a heated towel rail as well as a side aspect window.

To the side of the property is a single garage which leads onto a large workshop. The workshop has a side access door leading to the front as well as a door to the rear garden.

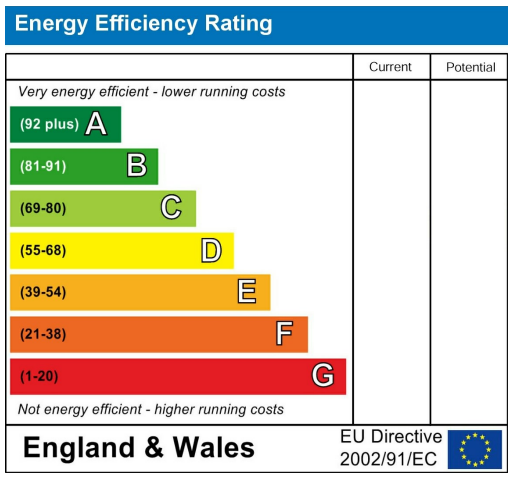
Outside to the front, the property has a single driveway leading to the garage and a lawned front garden which could easily be converted to additional parking. The rear is fully enclosed and enjoys the later afternoon and evening sun. A decked area directly from the kitchen leads to the lawn with mature shrubs planted to the rear of the garden.

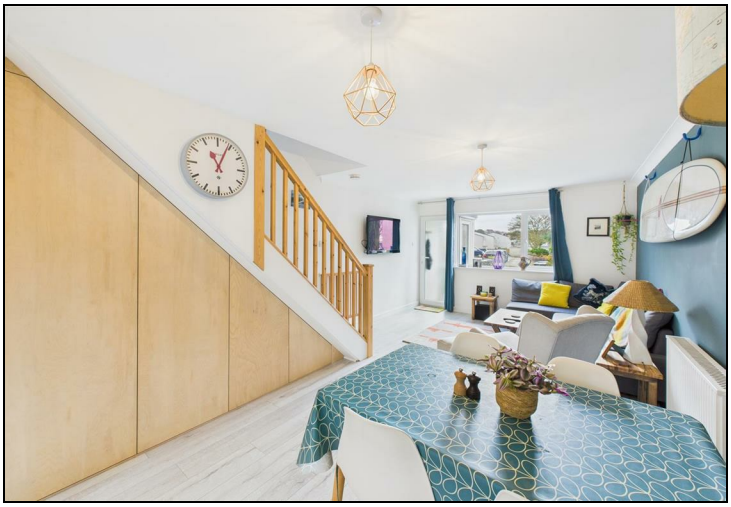
The potential of this house is fantastic. It's currently a fantastic house offering a workshop and storage which is rare for this price point, but also offers lots of additional accommodation or even a separate dwelling (subject to planning) thanks to the location of the garage.

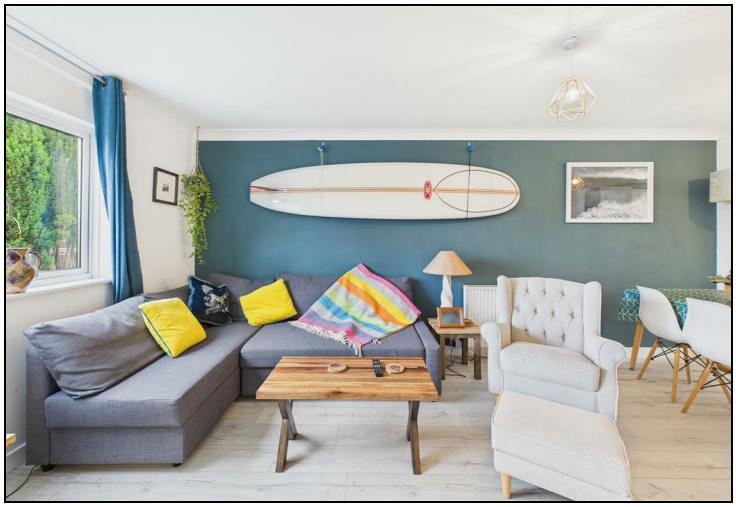
TENURE
Freehold

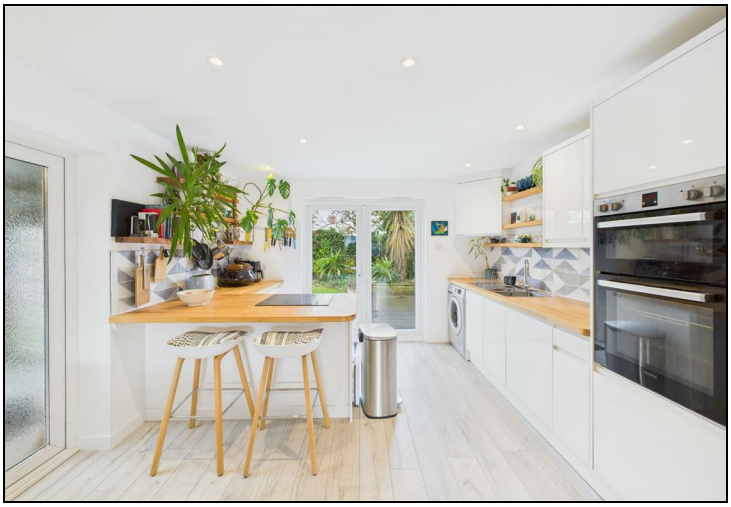
SERVICES
Mains Electric, water and drainage

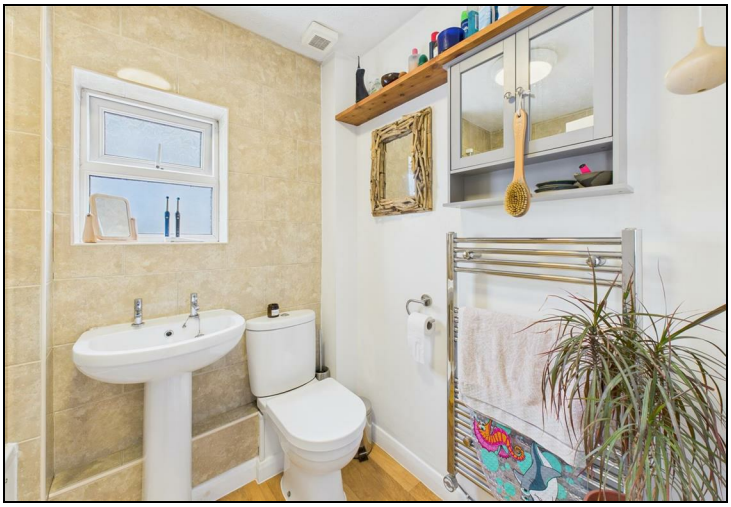
COUNCIL TAX
Band B

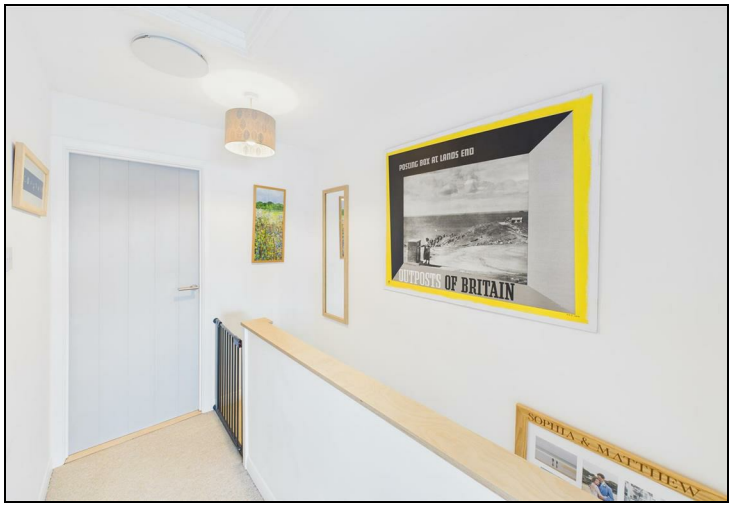




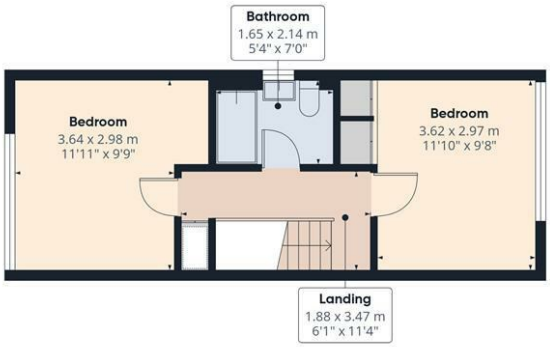








Floor 0



Floor 1

Approximate total area(1)

98.1 m²

1056 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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