



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - Semi-Detached

Asking Price

£160,000

Located in

Newquay



www.clivepearceproperty.com



Crown Crescent

Newquay | Cornwall | TR8 5NQ



CASH BUYERS ONLY - A two bedroom semi detached Cornish Unit standing in an exceptional CORNER GARDEN PLOT with fantastic potential. The property has been a much loved home with a beautifully tended garden and is now being sold with no onward chain. As the house is a Cornish Unit which has not had 'rectification work' done and therefore does not have a PRC certificate it is deemed unsuitable for mortgage lending. The large garden plot offers EXCELLENT FUTURE POTENTIAL TO DEVELOP (subject to any necessary consent). NO ONWARD CHAIN. Delightful village location and convenient for Newquay and the A30.

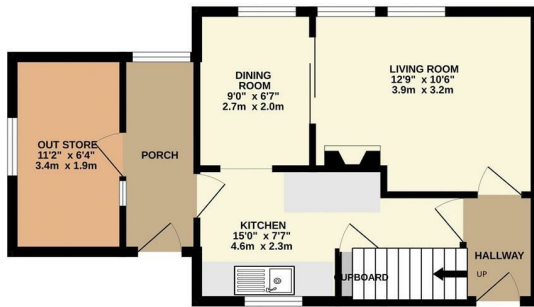
Crown Crescent

£160,000 Freehold

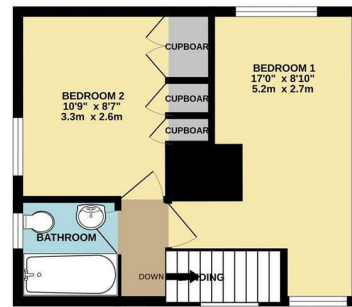


- Two bedroom Cornish Unit
- Large corner plot
- Oil fired central heating
- Refitted kitchen
- Delightful village location
- CASH BUYERS ONLY
- Superb development potential (subject to consent)
- Double glazing
- NO ONWARD CHAIN
- Convenient for Newquay and the A30

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band A

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

31 Lemon Street
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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