

19 Gustory Road, Crantock, Cornwall, TR8 5RG



DETACHED 3 BEDROOM PROPERTY WITH MASSIVE POTENTIAL SET IN AN ELEVATED PLOT ON ONE OF CRANTOCKS MOST FAVOURSED RESIDENTIAL STREETS AVAILABLE WITH VACANT POSSESSION AND NO ONWARD CHAIN

- Superb private plot in village centre
- NEW UPVC DOUBLE GLAZING THROUGHOUT
- Driveway parking and garage with inspection pit
- VACANT POSSESSION WITH NO CHAIN
- 3 Double Bedrooms – 1705 sqft in total
- RECENTLY REWIRED WITH EICR
- Enclosed South Facing private rear garden
- Dual aspect lounge with parquet flooring
- Lots of extension potential subject to planning permission
- Walking distance to Crantock Beach and Village Centre

Price £450,000 Freehold

THE PLOT

This 1950's built bungalow has been in the same family since new and oozes potential and represents a fine opportunity to buy a property with great potential in this extremely popular quiet village road a short walk from the village centre in Crantock. This elevated plot is surprisingly private for the heart of the village and offers lots of potential.

There is a generous front garden with scope for extension potential as well as additional parking whilst retaining some garden to enjoy the late afternoon and evening sun. There is a further fully enclosed South facing garden to the rear with some block built storage.

The accommodation is on two floors offering further extension potential over the garage, subject to pp. The property has recently been predominantly re-wired in 2023 with some new thermostatic radiators. The double glazed windows were all replaced in 2024.

TENURE


Freehold

SERVICES

All mains

COUNCIL TAX

Band D

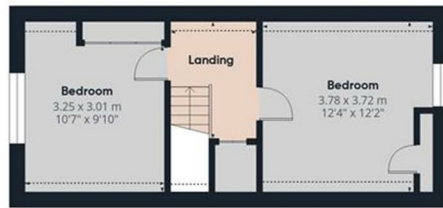
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Floor 0



Floor 1



Approximate total area

113.8 m²
1225 ft²

Reduced headroom

3.7 m²
40 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



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