

## 26 Pentire Green, Crantock, Cornwall, TR8 5SG



**VILLAGE LOCATION | NO ONWARD CHAIN | 3 bedroom terraced house with garage and enclosed rear garden, located on a quiet residential road in the sought-after coastal village of Crantock.**

- 3 bedrooms (two double and one single)
- Short walk to Crantock beach and dunes
- Well-presented throughout
- Enclosed low maintenance rear garden
- 816 sq ft of accommodation
- Vacant possession – no onward chain
- Double glazed throughout
- Popular village close to Newquay
- Garage in nearby block

**Price £320,000 Freehold**

Pentire Green is located the extremely sought-after coastal village of Crantock. Situated on a quiet street, it's within walking distance of Crantock beach and the tidal Gannel Estuary, a peaceful spot for long walks at low tide, or paddle-boarding and kayaking during high tide. Crantock village amenities including independently run shops, cafes, local pubs and the village hall are all within easy reach. Newquay town centre and town beaches are just a 10 minute drive from the property.

Set away from the road and approached via a pedestrian-only pathway on Pentire Green, this well-presented property offers the chance to live in a quiet spot in the village of Crantock.

The property is accessed through a front porch, providing an ideal space for coats and shoes. The entrance hallway leads through to the front-aspect lounge, featuring a modern wood-burning stove.

To the rear, the kitchen/diner provides ample room for a dining table, with a utility vestibule housing the fridge/freezer and washing machine. Patio doors open directly onto the low-maintenance paved garden, which also benefits from a pedestrian access gate leading to the side pathway.

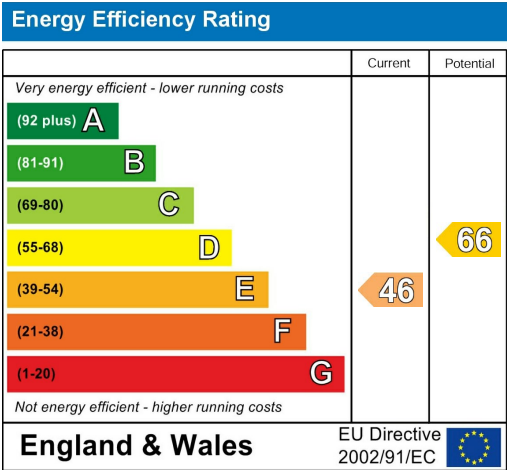
To the first floor are three bedrooms, comprising two generous doubles and a single bedroom, along with a family bathroom fitted with a white suite, full-length bath and rainfall shower over.

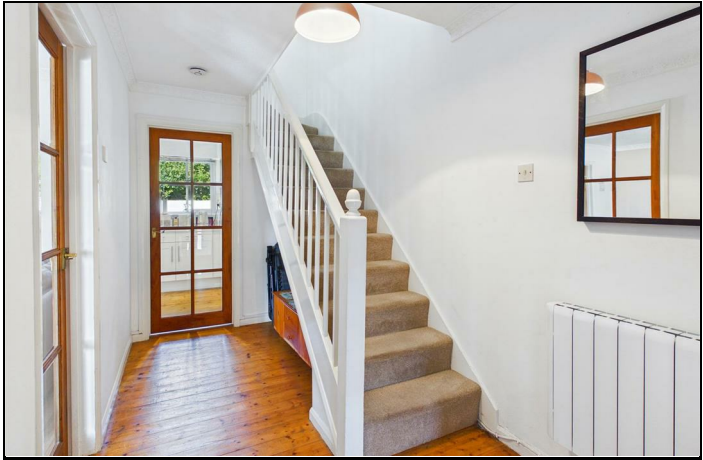
The property also has the added benefit of a single garage in a nearby block.

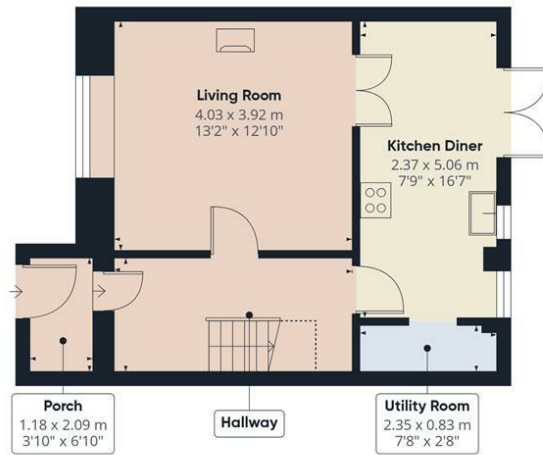
**TENURE**  
Freehold

**SERVICES**  
Mains electricity, water and drainage.

**COUNCIL TAX**  
Band C







Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

75.8 m<sup>2</sup>  
816 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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

# Start & co

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