



10b, Crown Crescent, Newquay, TR8 5NQ

david ball
Agencies

An Excellent Opportunity to Acquire a Spacious and Energy-Efficient 2-Bedroom Home on a Generous Corner Plot. This impressive property boasts large front and rear gardens, recently installed air source heating, and solar panels, contributing to its A-rated energy efficiency. Inside, the home offers two reception rooms, two double bedrooms, and well-proportioned living space throughout—ideal for comfortable, modern living.

£180,000 Freehold

Key Features

- A RATING ENERGY CERTIFICATE
- TWO DOUBLE BEDROOMS
- LARGE PLOT
- GREAT LOCATION
- AIR SOURCE HEATING
- SOLAR PANELS
- FAMILY HOME
- IN NEED OF GENERAL UPDATING

LOCATION

St Newlyn East is a charming village ideally located just 4.5 miles from the golden sands of Holywell Bay and Newquay, and approximately 7 miles from the cathedral city of Truro. Nestled in a quiet cul-de-sac of bungalows, this sought-after village offers a welcoming community and a variety of local amenities, including a Londis supermarket, hairdresser, butcher, primary school, church, and a traditional pub.

Newquay itself features a picturesque working harbour and some of the most stunning coastline in Europe. The town provides excellent transport links with bus and rail services to surrounding areas, as well as Newquay Airport. Residents enjoy a broad selection of supermarkets, shops, restaurants, bars with sea views, a multi-screen cinema.

HALLWAY

Hallway with doors to subsequent accommodation.

KITCHEN

9'11" x 5'11" (3.04m x 1.82m)

Double glazed window to the rear aspect of the property. Kitchen with a range of base and wall units, worktops and tiling, space for fridge/freezer, washing machine and dishwasher.





LOUNGE

16'3" x 9'11" (4.97m x 3.04m)

Double glazed window to the front and rear aspect of the property. Radiator

DINING ROOM

10'0" x 9'11" (3.05m x 3.04m)

Double glazed window to the front of the property. Radiator.

W/C

Close coupled W/C.

STORE

7'0" x 5'0" (2.15m x 1.54m)

Double glazed window to the rear of the property.

REAR PORCH

14'9" x 8'4" (4.51m x 2.55m)

Double glazed window to the front and side aspect of the property.

BEDROOM ONE

16'4" x 9'11" (5.00m x 3.04m)

Double glazed window to the front and rear aspect. Built in wardrobe. Radiator

BEDROOM TWO

10'0" 9'8" (3.07m 2.95m)

Double glazed window to the rear of the property. Radiator

BATHROOM

6'5" x 5'6" (1.97m x 1.70m)

Obscured double glazed window to the Front of the property. Panelled bath with close coupled W/C. Hand wash basin

EXTERNALLY

Externally there is large front garden laid to lawn with pathway to the front door. The rear and side garden is again generous, laid to lawn with established borders, offering a great privacy and a sunny aspect, large timber shed. As stated given the plot size there is plenty of space to extend out.

COUNCIL TAX A

SERVICES

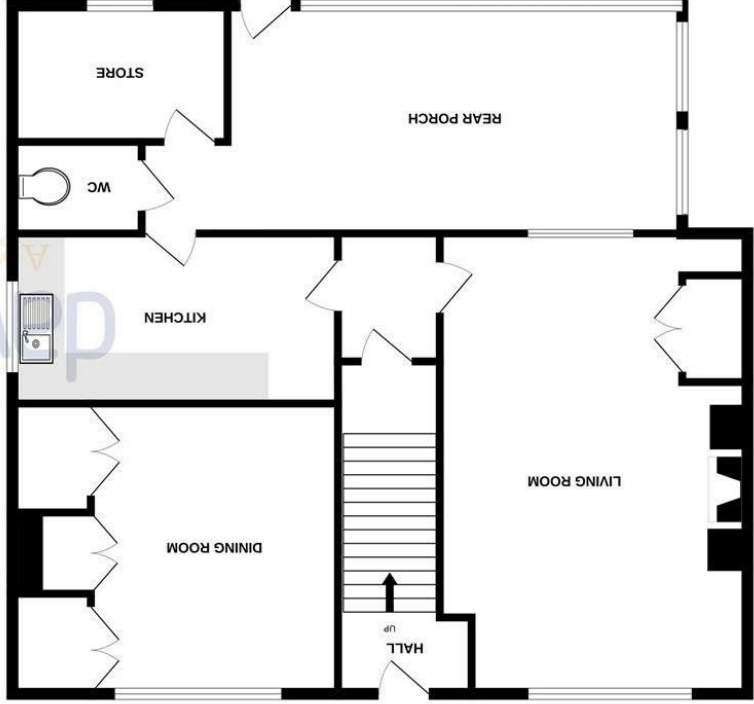
The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.

Energy Efficiency Rating		
Current	Potential	 EU Directive 2002/91/EC
92	93	
England & Wales		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

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.

Made with Metropix ©2025

GROUND FLOOR



1ST FLOOR

