



94, Crantock Street, Newquay, TR7 1JW

david ball
Agencies

This three-storey end-terrace property offers generous and versatile accommodation, ideally suited to family living or those seeking extra space. The house features four/five double bedrooms, three with en-suite shower rooms, along with a family bathroom and a first-floor cloakroom. A modern kitchen/breakfast room provides the heart of the home, complemented by a lounge/snug with a log burner for cosy evenings. The property benefits from gas central heating and uPVC double glazing throughout. Outside, there is an enclosed rear garden, together with a garage and workshop, offering both practicality and additional storage. CHAIN FREE.

Guide Price £359,950 Freehold

Key Features

- GREAT LOCATION
- GAS CENTRAL HEATING
- GARAGE / WORKSHOP
- FOUR DOUBLE BEDROOMS
- CHAIN FREE
- LARGE FAMILY HOUSE
- DOUBLE GLAZING
- SEA VIEWS
- CINEMA ROOM

LOCATION

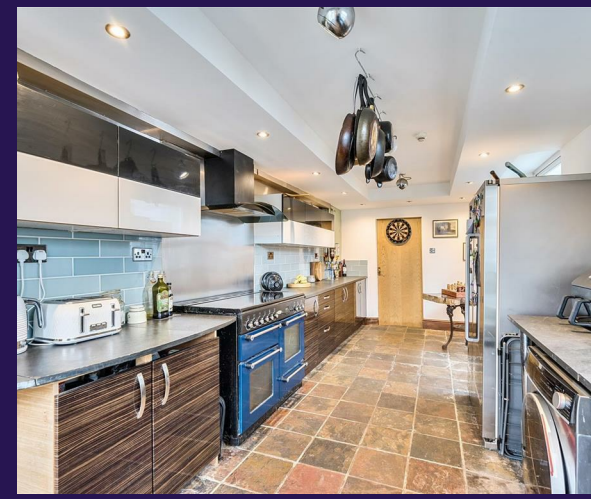
Tower Road offers an enviable position in the heart of Newquay, only a short stroll from the world-famous Fistral Beach. Residents can enjoy breathtaking sea views, spectacular sunsets over the Atlantic, and the vibrant surf culture right on their doorstep. With the town centre just moments away, shops, cafés, and restaurants are within easy reach, making this an ideal location for those seeking the perfect balance of coastal relaxation and lively town living.

ENTRANCE HALL

Double-glazed entrance door, tiled flooring, radiator, two under-stairs storage cupboards, and staircase leading to the first-floor landing.

KITCHEN/BREAKFAST ROOM

Two double-glazed windows to the side aspect, Double glazed French doors opening onto the rear garden, and a modern fitted kitchen featuring slate work surfaces, slate flooring, and a composite sink with drainer. Additional features include a radiator, stainless steel and tiled splashbacks, space for a range-style cooker, washing machine, and American-style fridge/freezer, along with a meter cupboard and a storage cupboard housing the Worcester boiler





CLOAKROOM

Double glazed window and low level flush WC.

LOUNGE

Two double glazed windows to the front and rear aspect. Wood burner. Three Radiators.

BATHROOM

double glazed window with obscured glazing, panel bath with shower over, hand wash basin with tiled floor and wall surround.

BEDROOM ONE

Two double glazed windows to the front and side aspect. Radiator. Shower and hand was basin. Low level W/C.

BEDROOM TWO

Double glazed wind to the front aspect. Radiator. Storage.

BEDROOM THREE

Double glazed window to the rear aspect. Radiator. En-suite shower.

BEDROOM FOUR

Double glazed window to the rear of the aspect. Radiator. Walk in shower, hand wash basin.

CINEMA ROOM

Exposed stone work and wood panelling, spot lighting.

EXTERNAL

Low-maintenance garden with raised borders and pond, benefiting from power supply and access to the workshop/garage. The double garage has been adapted for use as a single garage with additional workshop space, complete with power, lighting, and a door providing access to the rear garden. This space could be made into two of street parking spaces with removal of the garage. to the front is matured borders and grassed area.

COUNCIL TAX D

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.

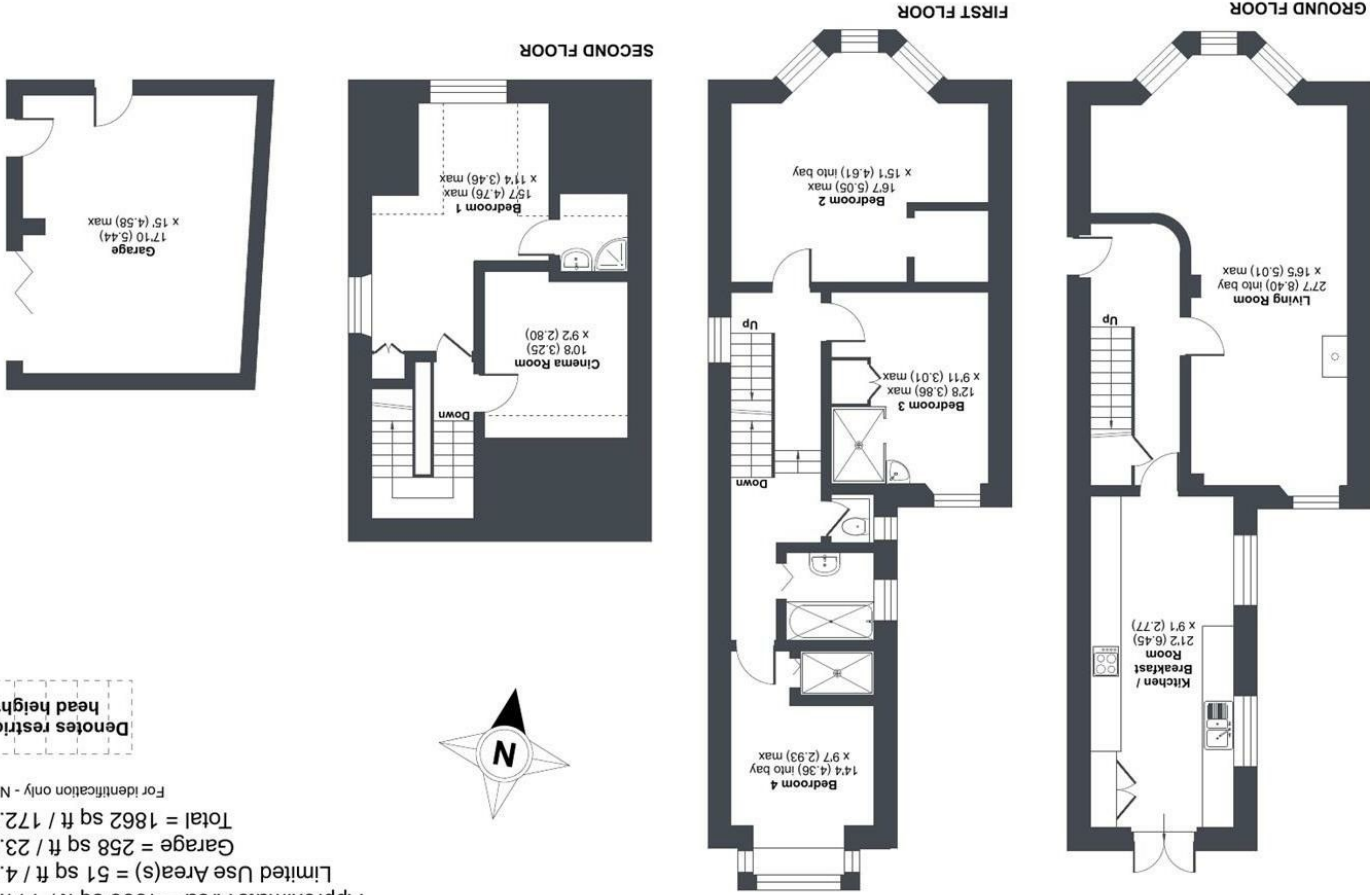
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (82 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	49	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Crantock Street, Newquay, TR7

Approximate Area = 1553 sq ft / 144.2 sq m
Limited Use Area(s) = 51 sq ft / 4.7 sq m
Garage = 258 sq ft / 23.9 sq m
Total = 1862 sq ft / 172.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025. Produced for David Ball Agencies. REF: 1346446

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied