



63, Sweet Briar Crescent, Newquay, TR7 2JP

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Agencies

A four DOUBLE bedroom semi detached house set in a generous size plot which has the potential to EXTEND the current dwelling subject to all relevant planning permissions and building regulations. The accommodation comprises a Lounge, dining room, kitchen, utility and integral garage, , that has been shortened for a newly fitted shower room, to the ground floor. To complete the family accommodation to the first floor are four double bedrooms and the family bathroom. Externally the property has gardens to three sides and driveway parking.

Guide Price £375,000 Freehold

Key Features

- Semi-detached family home
- Potential to extend
- Driveway parking
- Separate lounge, kitchen and dining room
- Four double bedrooms
- South facing rear garden
- Popular family estate
- Newly installed downstairs shower room

The Property

Used as a loved family home over the past 30 years this well sized house still provides everything a family needs and works brilliantly in it's current configuration, whilst there is still oppurtunity to extend.

Walking into the property via the porch, you are able to access the lounge and dining room which flow out into the garden, as well as the kitchen and into the utility room which provides garden access, the shower room and garage. The potential to modernise the kitchen and dining into a living space with a lounge off to the side would result in an impressive downstairs layout.

Stairs in the hallway lead up to the first floor with four double bedrooms and family bathroom, the landing currently provides spaces for a "home office".





Externally

To the front of the property there is a generous garden laid to lawn and bordered by established planting with a cornish stone wall along the front. There is drive way parking for two cars that can easily be extended either side to provide more. Gated access to the side and then rear garden.

The South facing rear garden is currently landscaped to offer low maintenance and boasts a patio that is perfect for al fresco dining and soaking up the sun.

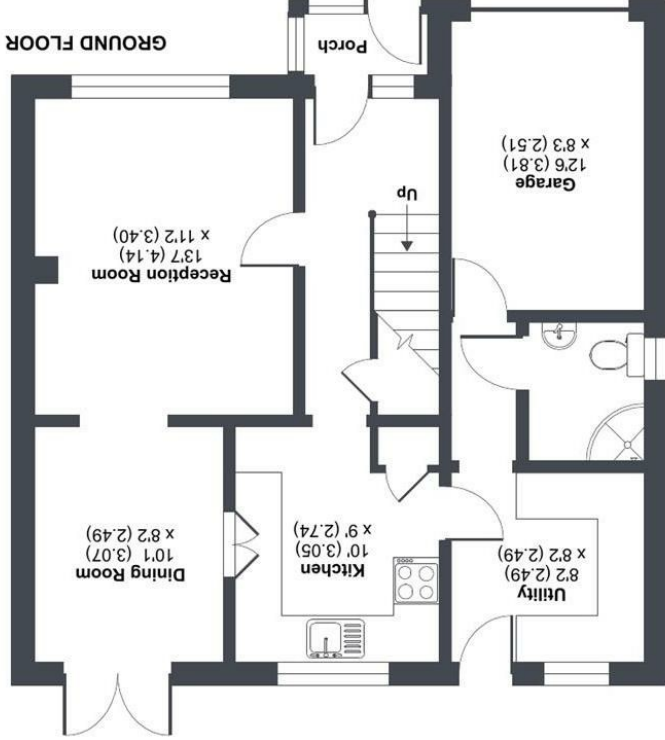
Location

Sweet Briar Crescent is located in the highly sought-after residential area of Treloggan, on the outskirts of Newquay town. A prime destination for families, this area is known for its convenient access to a wide range of local amenities, featuring two major supermarkets, Bishop's primary school, The Tavern a family friendly traditional English pub, and recreational facilities like Concrete Waves, Trenance Boating Lake, Waterworld and Newquay Zoo - all within a short walk.

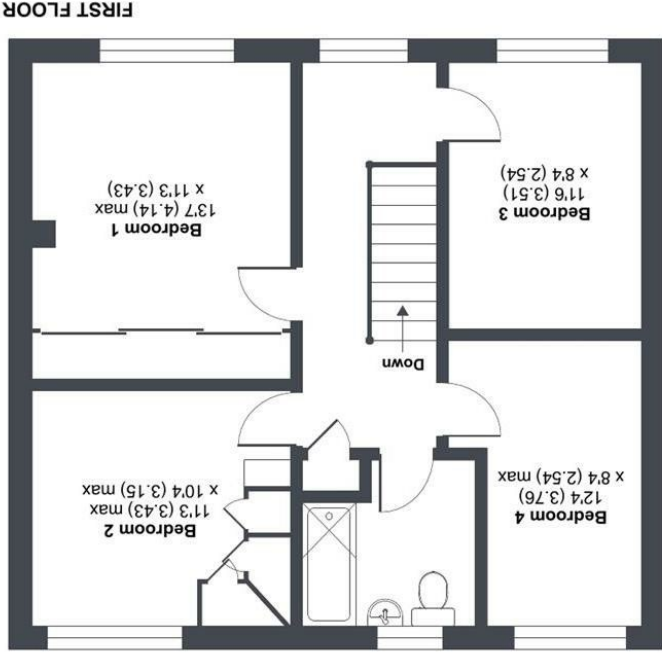
The town center, just a under a kilometer away, provides access to everything the it has to offer including the beautiful beaches. Treloggan falls comfortably within the catchment areas of Newquay's main secondary schools.

Sweet Briar Crescent, Newquay, TR7

Approximate Area = 1196 sq ft / 111.1 sq m
Garage = 104 sq ft / 9.7 sq m
Total = 1300 sq ft / 120.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025.
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Energy Efficiency Rating		
Current	Potential	EU Directive 2002/91/EC
85		
73		
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		

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