Start & co
THE NEWQUAY ESTATE AGENT
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12 Pentire Green, Crantock, TR8 5SG



VILLAGE LOCATION | 2 bedroom bungalow with garage and enclosed rear garden, located on a quiet residential road in the sought-after coastal village of Crantock.

- Enclosed low maintenance rear garden
- Popular village close to Newquay
- Modern wood-burning stove
- Double glazed throughout
- Well-presented throughout
- Air source heat pump
- Short walk to Crantock beach and dunes
- Garage in nearby block

Price £315,000 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 along with the modern kitchen diner with granite style worktop.

To the rear of the property you have a fair size bathroom with bath/shower and an airing cupboard. Following on you have two double bedrooms each with individual doors leading through to the sunroom on the back of the bungalow. The sunroom contains sliding doors that open directly onto the low-maintenance paved garden, which also benefits from a pedestrian access gate leading to the side pathway.

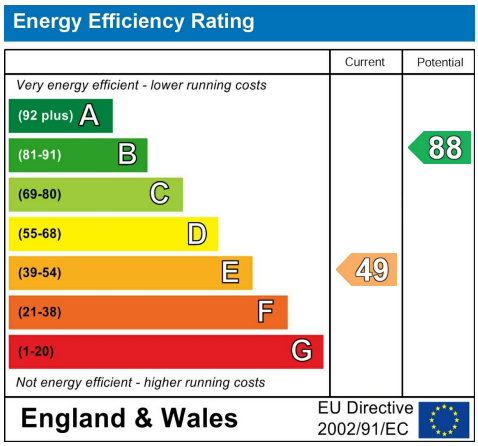
The property also has the added benefit of a single garage in a nearby block.

TENURE
Freehold

SERVICES
Mains electricity, water and drainage.

COUNCIL TAX
Band B

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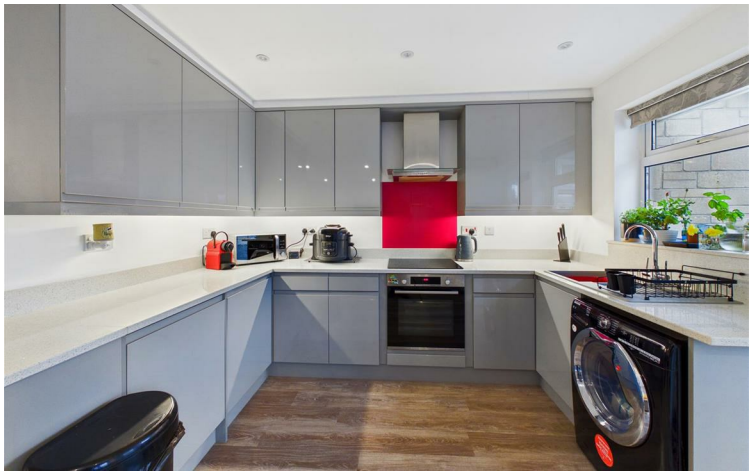


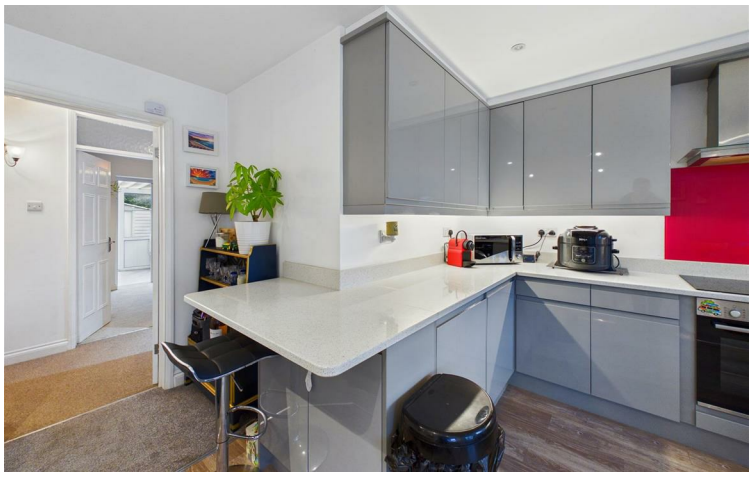








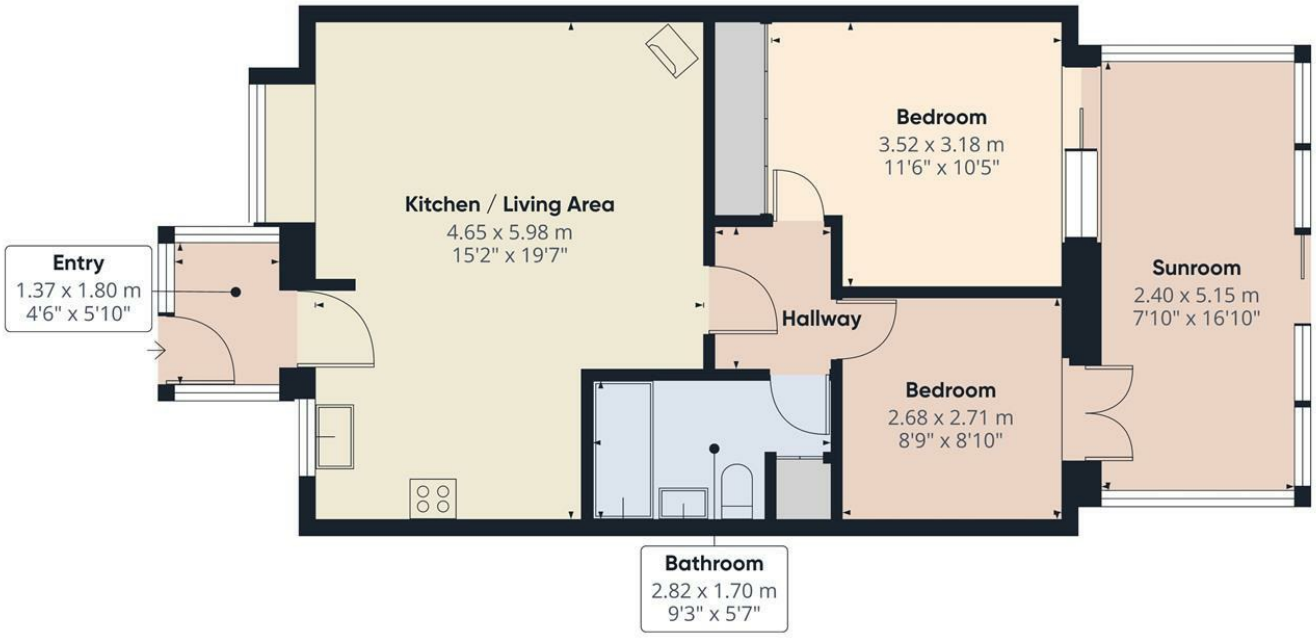












Approximate total area(1)

67.1 m²

722 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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