

## 28 Carneton Close, Crantock, TR8 5RY



**VILLAGE LOCATION | NO ONWARD CHAIN | Nicely presented 2 bedroom semi-detached bungalow on a level plot in the heart of Crantock, with front and rear gardens, single detached garage and long driveway parking for up to 3 cars.**

- Desirable coastal village location
- Less than 0.75 of a mile to Crantock beach and Gannel Estuary
- Modern electric heating
- Well-proportioned rooms throughout
- Front and rear lawned gardens
- Loft conversion and side extension potential, subject to PP
- Detached garage and driveway parking for up to 3 vehicles
- Occupying a level plot
- Immediate possession - no onward chain

**Price £365,000 Freehold**

28 Carneton Close is a lovely 2 bedroom bungalow in the extremely sought-after coastal village of Crantock. Ideally located on a residential road of well-appointed bungalows, 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.

The property is approached via a small pedestrian gate, with lawned and shrubbed gardens either side of the path leading to the front door. Internally, the hallway provides access to both double bedrooms (with built-in wardrobes), the shower room and the bright front aspect lounge with electric fire. The modern kitchen is located at the rear of the bungalow and leads out on to the level, lawned private rear garden with a pedestrian access gate to the drive and a door to the garage. The property has the benefit of a long driveway which could accommodate 3-4 cars.

#### **HALLWAY**

15' x 3'10 (4.57m x 1.17m)

#### **LOUNGE**

16'6 x 11'7 (5.03m x 3.53m)

#### **KITCHEN**

11'6 x 8'7 (3.51m x 2.62m)

#### **FRONT ASPECT BEDROOM**

13' x 9'11 (3.96m x 3.02m)

#### **REAR ASPECT BEDROOM**

11'5 x 9'10 (3.48m x 3.00m)

#### **SHOWER ROOM**

8'x 6'9 (2.44mx 2.06m)

#### **DETACHED SINGLE GARAGE**

18' x 8'11 (5.49m x 2.72m)

#### **TENURE**

Freehold

#### **SERVICES**

Mains electricity, water and drainage

#### **COUNCIL TAX**

Band C

#### **BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: up to 80 Mbs

Mobile coverage: Limited/none

(Source: OFCOM)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





