



6, Chapel Close, Newquay, TR8 5RX

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Agencies

An exciting opportunity to purchase this immaculate three bedroom family home in the heart of the sought after village of Crantock. The property benefits from a south facing private enclosed rear garden with outbuildings, three bedrooms, family bathroom, kitchen/diner, separate lounge, and a downstairs WC. Within walking distance to the popular Crantock beach which links to the Gannel estuary, a popular kayaking, paddle boarding, and other water activity hot spot. Early viewing is highly recommended.

Guide Price £325,000 Freehold

Key Features

- Sought After Location
- South Facing Rear Garden
- Within 1.2km of the River Gannel
- Well Presented Family Home
- Within 900m of Crantock Beach
- Village Location

LOCATION

Located in the quaint village of Crantock is this well presented three bedroom family home. Crantock village has a general store, post office, church and public houses. Crantock Beach and the River Gannel Estuary are both within close proximity of the property. The town of Newquay is approximately five miles distance and offers a more comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bar, restaurants and nightclubs. The town also boasts a historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately nine miles distance from the property.

ENTRANCE PORCH

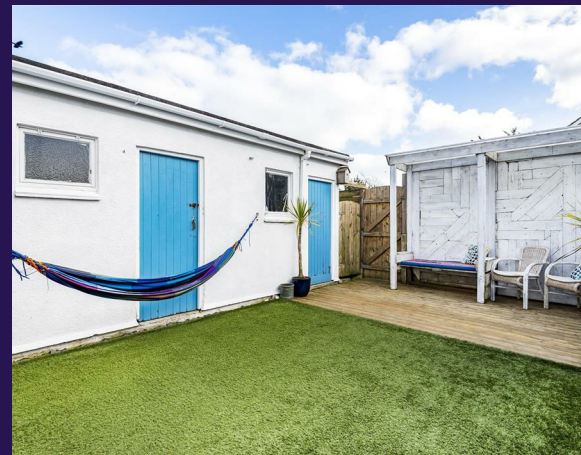
7'11" x 3'8" max (2.43m x 1.12m max)

Wooden double glazed entrance door. Single glazed porthole window to the front elevation. uPVC double glazed opaque door leading to the lounge.

LOUNGE

16'10" x 13'7" max (5.14m x 4.16m max)

uPVC double glazed window to front elevation. Slate tiled fireplace boasting a feature oak surround and mantelpiece with log burner. Under stairs storage cupboard. Radiator. Stairs to first floor landing.





KITCHEN

17'8" x 10'4" max (5.41 x 3.15m max)

Two uPVC double glazed windows to rear elevation. uPVC double glazed opaque door to rear porch. Modern fitted kitchen including a range of wall base and draw units, stainless steel sink with mixer tap and drainer, set within square edge wooden worktops. Range style gas cooker with 5 ring gas burner and cast iron plate with extractor above. Space for free standing fridge freezer and undercounter washing machine. Radiator.

REAR PORCH

4'4" x 3'1" max (1.33m x 0.95m max)

uPVC double glazed opaque door leading to garden.

DOWNSTAIRS WC

Single glazed opaque window to rear garden. Pedestal wash hand basin. Closed couple WC with dual flush.

FIRST FLOOR LANDING

9'3" x 5'11" max (2.83m x 1.81m max)

Loft access. Door to airing cupboard. Doors to subsequent accommodation.

PRINCIPAL ROOM

12'5" x 9'1" max (3.80m x 2.78m max)

uPVC double glazed window to front elevation. Radiator. Storage cupboard.

BEDROOM TWO

11'6" x 9'3" max (3.51m x 2.84m max)

uPVC double glazed window. Storage cupboard with hanging rail. Radiator.

BEDROOM THREE

8'4" x 8'7" max (2.56m x 2.62m max)

uPVC double glazed window to front elevation.

BATHROOM

6'10" x 5'10" max (2.10m x 1.79m max)

uPVC double glazed opaque window. Single panel bath with mixer tap and sperate mains overhead shower. Wall mounted wash hand basin and closed couple WC set within modern high gloss vanity unit. Partially tiled walls. Extractor.

EXTERNALLY

To the front of the property is a front garden with path leading to the front door. To the rear is a south facing private enclosed rear garden laid to artificial grass with decking area. Two outbuildings. Wooden gate to rear access.

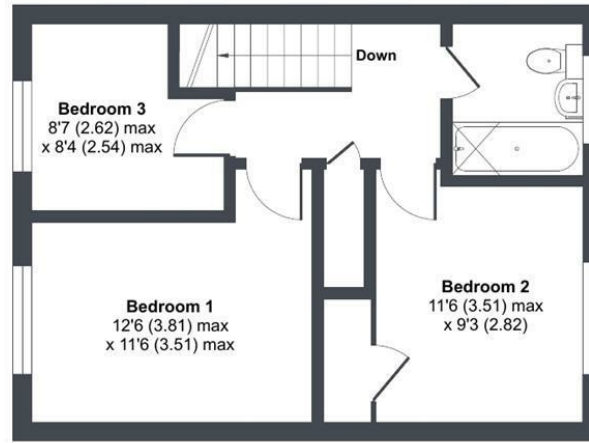
AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquires.

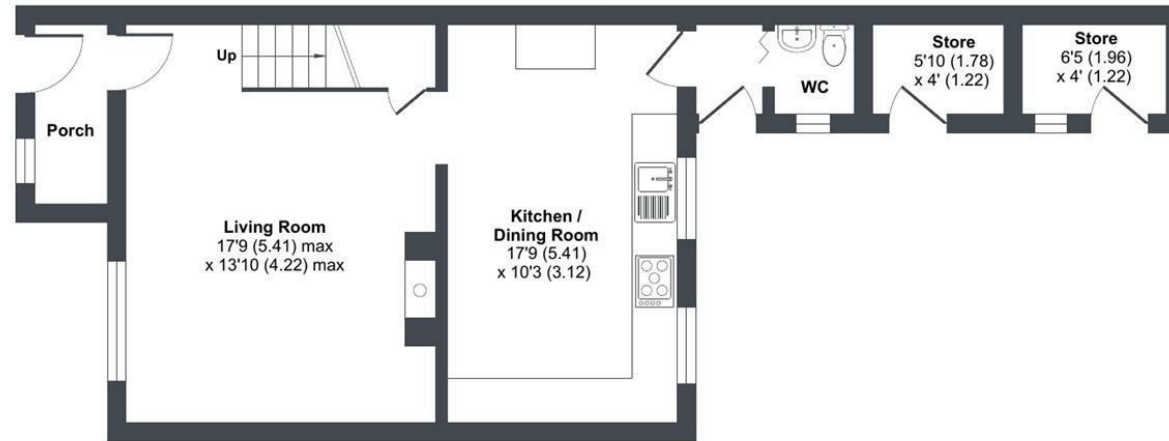
COUNCIL TAX BAND - B

Chapel Close, Crantock, Newquay, TR8

Approximate Area = 937 sq ft / 87 sq m
 Outbuildings = 49 sq ft / 4.5 sq m
 Total = 986 sq ft / 91.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for David Ball Agencies. REF: 819843

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	58
		EU Directive 2002/91/EC	

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