



Directions

Sat. Nav. - TR6 0DQ

What3words - [///wicket.driveways.diet](https://wicket.driveways.diet) or <https://w3w.co/wicket.driveways.diet>

For further help with directions, please contact the office on 01872 571454

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

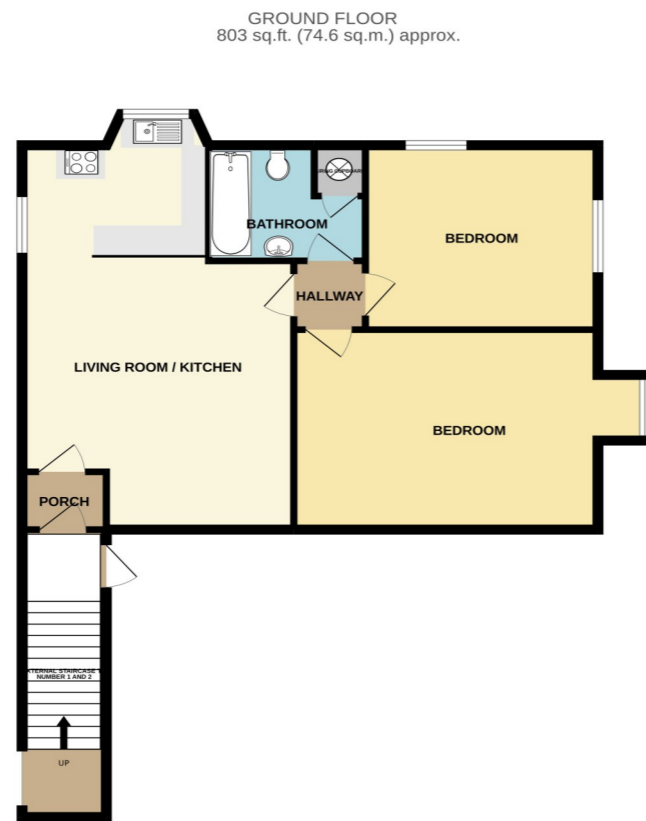
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



TWO BEDROOM FIRST FLOOR APARTMENT
TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency save the green.
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2 Bolingey Chapel

Chapel Hill, Bolingey, Perranporth TR6 0DQ

£285,000





2 Bolingey Chapel

Bolingey, Perranporth TR6 0DQ

This two double bedroom, first floor apartment is set in a converted old chapel and in the centre of the ever popular hamlet of Bolingey.

The property is well presented and available with no ongoing chain and benefits from parking, double glazing and electric heating.

Bolingey is set a mile above the holiday village of Perranporth where you will find a great choice of shops, pubs and restaurants, as well as the UK's number one beach, stretching some 3 miles along the Cornish coastline.

The hamlet itself also has a local pub/restaurant.

Principal accommodation comprises (all dimensions are approximate):

Entrance
Storm porch with stairs leading to apartments 1 & 2

Entrance Porch
4'5 x 3'5 (1.35m x 1.04m)
Double glazed secure door into the entrance porch. Space for coats, door into living room.

Living Room / Kitchen / Diner
19'6 x 14'9 (5.94m x 4.50m)
Spacious living room with part glass block divide between the kitchen. Electric radiator. Door leading into the inner hall. The kitchen has two windows to rear and side elevation. Work surface with units under and built in oven, hob and sink / drainer.

Inner Hallway
4'2 x 3'9 (1.27m x 1.14m)
Doors off to:-

Bedroom One
16'6 x 11'10 (5.03m x 3.61m)
Double glazed bay window to side of the property. Electric radiator.

Bedroom Two
11'9 x 10'6 (3.58m x 3.20m)
Double glazed window. Electric radiator.

Bathroom
8'6 x 6'5 (2.59m x 1.96m)
A white suite comprising a panel bath, wash hand basin and close coupled toilet. Airing cupboard with hot water tank.

Parking
Parking for the apartment can be found in the communal parking area.

Outside
Bolingey Chapel occupies a large plot with raised gravelled area to one side of the building along with a large residents' parking area and an area with several sheds.

The Chapel is divided into eight apartments with each owner possessing a share in the Management Company.

CHARGES & RESTRICTIONS

999 year lease issued 25th March, 1981 with 957 years and 8 months remaining.

SERVICES: Mains electricity, water and drainage.

MAINTENANCE FEE: £50 p/m, Maintenance Fee, including ground rent and buildings insurance.

COUNCIL TAX BAND: B
EPC: E

- TWO BEDROOM TOP FLOOR APARTMENT
- CONVERTED FORMER METHODIST CHAPEL
- ENTRANCE HALL
- SPACIOUS LIVING ROOM/ KITCHEN/ DINER
- MODERN WHITE BATHROOM SUITE
- TWO DOUBLE BEDROOMS
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- COMMUNAL GARDENS
- RESIDENTS' PARKING
- POPULAR RURAL HAMLET
- SHORT WALK TO PERRANPORTH BEACH & SHOPS
- NO ONWARD CHAIN

