

camel

HOMES

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

Tel - 01872 571454

sales@camelhomes.co.uk

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

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Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Tom Dowling



Sat. Nav:- TR6 0LD

What3Words:- ///simmer.makeovers.filer

For further help with directions, please call Camel Homes on 01872 571454

GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 as to their operability or efficiency can be given.

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HOMES



14a Parrswood

Higher Bolenna, Perranporth TR6 0LD

Freehold

£400,000



14a Parrswood

Higher Bolenna, Perranporth

In need of full modernisation this spacious four bedroom home, set in the popular area of Higher Bolenna, Perranporth.

Due to the close proximity to the village, it's ideal for families wishing to take advantage of everything Perranporth offers. The shops, restaurants, supermarkets, public houses, sporting facilities, schools and much more.

The accommodation itself is considered to be spacious. It is laid out over three floors and comprises:-

Principal accommodation (all dimensions are approximate):

FIRST FLOOR

Entrance Hall

Stairs that lead down to the lower ground floor bedroom and garage. Stairs leading up to the 1st floor bedrooms. Doors off to:-

Sitting Room/Diner - 11'11 x 9'10 (3.63m x 3.00m)

Lounge - 13'10 x 11'11 (4.22m x 3.63m)
Large patio doors out to the balcony.

Balcony - 13'10 x 7'5 (4.22m x 2.26m)

Kitchen - 16'11 x 7'11 (5.16m x 2.41m)

Bedroom - 9'11 x 9'7 (3.02m x 2.92m)

LOWER GROUND FLOOR HALLWAY

Doors off to:-

Bedroom - 11'10" x 9'10" (3.61m x 3.00m)

Garage - 19'11 x 11'11 (6.07m x 3.63m)

FIRST FLOOR LANDING

Doors off to:-

Bedroom - 14'2 x 13'10 (4.32m x 4.22m)

Shower Room - 6'10 x 3'2 (2.08m x 0.97m)

Bedroom - 11'6 x 5'9 (max dimensions)

Driveway

Parking on the front driveway for four cars.

Gardens

To the rear there are elevated lawned gardens with flower beds and a greenhouse.

- IN NEED OF RENOVATION
- FOUR GOOD SIZED BEDROOMS
- INVESTMENT OPPORTUNITY
- TWO RECEPTION ROOMS
- LARGE GARAGE AND AMPLE PARKING
- WALKING DISTANCE TO SHOPS AND AMMENITIES
- CLOSE TO THE UK'S NO.1 BEACH
- GREAT FAMILY LIVING
- PERFECT RENOVATION PROJECT
- CHAIN FREE
- COUNCIL TAX BAND - D
- EPC - F

