

camel H O M E S

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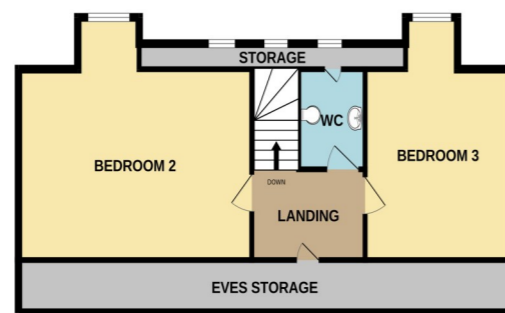
Directions:-
Sat Nav. - TR6 0LD

What3Words: ///succeed.unsigned.digital

GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 2021 sq.ft. (187.8 sq.m.) approx.
While 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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Colchis, Higher Bolenna
Perranporth TR6 0LD

Freehold

£499,950

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.

Camel Estate Agents is the trading name of Shilbury Limited
Registered in England and Wales No. 06608721

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





Colchis, Higher Bolenna
Perranporth TR6 0LD



PROPERTY DESCRIPTION

A spacious detached dorma bungalow, offering flexible living arrangements and the potential for a home office or annexe. With its desirable location and ample accommodation, this property is perfect for families or individuals seeking a comfortable and adaptable home.

The interior of this dorma bungalow is designed to provide comfort and versatility. The ground floor comprises a welcoming entrance hall leading to the main living room which has an office off to one end, the master bedroom with en-suite shower room and a fully equipped kitchen with modern appliances. Additionally, there is second bedroom/hobby room and second sitting room/bedroom/ home office on the ground floor as well as the family shower room and door into the garage/workshop.

Upstairs, you will find two generously sized bedrooms and a W.C. Both bedrooms are filled with light from the large dorma windows. There is also ample storage into the eaves.

To the outside, the bungalow benefits from an attractive front garden and a private terraced rear garden. The outdoor space provides opportunities for relaxation, gardening, or entertaining family and friends and enjoys a lovely Mediterranean feel. The property also includes parking for four cars.

LOCATION

Within a short walk of Higher Bolenna you will find yourself in the centre of Perranporth, a popular coastal town that offers a wide array of amenities for everyday living and holiday users alike. From supermarkets, butchers, hairdressers, gift shops and a great choice of coffee shops, bars and eateries. There is also a regular bus service to neighbouring villages as well as Truro and Newquay and of course, the stunning three miles of sandy beach that in 2022 was voted The UK's No.1 beach.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Porch
4'9 x 3'9 (1.45m x 1.14m)

Entrance Hall

Living Room
20'3 x 13'4 (6.17m x 4.06m)

Office
13'0 x 6'10 (6.17m x 4.06m)

Kitchen/Diner
20'1 x 10'0 (6.12m x 3.05m)

Master Bedroom
12'9 x 11'6 (6.12m x 3.05m)

En-Suite Shower Room
10'8 x 3'10 (6.12m x 3.05m)

Bathroom
8'5 x 5'6 (2.57m x 1.68m)

Bedroom/Hobby Room
9'8 x 8'4 (2.95m x 2.54m)

Sitting Room/Bedroom Four/Home Office
15'11 x 9'1 (4.85m x 2.77m)

Integral Garage
14'7 x 10'2 narrowing to 7'4 (4.45m x 3.10m narrowing to 2.24m)

FIRST FLOOR

Bedroom Two
18'8 x 15'3 (5.69m x 4.65m)

Bedroom Three
13'0 x 11'8 (3.96m x 3.56m)

W.C.
6'7 x 5'4 (2.01m x 1.63m)

- **LARGE 4/5 BEDROOM DORMA BUNGALOW**
- **HOME OFFICE/ANNEXE POTENTIAL**
- **GROUND AND FIRST FLOOR DOUBLE BEDROOMS**
- **OUTBUILDING/UTILITY**
- **FAR REACHING VIEWS OVER PERRANPORTH**
- **ENCLOSED TERRACE GARDENS TO THE REAR**
- **FULLY OWNED SOLAR PANELS**
- **DOUBLE GLAZED THROUGHOUT**
- **GARAGE/WORKSHOP AND PARKING FOR 4 CARS**
- **COUNCIL TAX BAND - E**
- **EPC - D**

