camel

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9 St Pirans Road

Perranporth

Cornwall

TR6 OBH

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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

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Registered Office: 9 St Pirans Road, Perranporth, Comwall, TR6 0BH.
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Sat. Nav. TR6 ODX

What3Words ///scoop.outlines.finally

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



GROUND FLOOR 561 sq.ft. (52.1 sq.m.) approx.











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34 Tywarnhayle Road Perranporth TR6 0DX

Freehold

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PROPERTY DESCRIPTION

Located just off the centre of Perranporth, and a short stroll away from the beautiful beach and Droskyn Point, you'll find this charming three-bedroom home with a unique reverse layout.

Upon entering the property through the spacious and inviting hallway, you'll discover three good sized bedrooms. Two of them offer captivating views that extend over Perranporth. Additionally, there is a well-appointed family bathroom. The master bedroom also boasts the added convenience of an en-suite shower room.

Descending to the lower floor, you'll find the expansive kitchen/family room. This well-equipped space boasts an abundance of kitchen units and features a large storage/boiler room. Adjacent to the kitchen is a cozy living room and snug area. A rear porch provides access to the gardens.

The gardens offer a selection of inviting seating areas, allowing you to unwind while taking in the scenic town views. Furthermore, there is convenient access from here to Lower Tywarnhayle Road, providing easy passage to the heart of Perran.

For parking, the property has it's own driveway with parking for three to four cars and there is the added benefit of the outbuilding that has planning for conversation.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Hal

 $\textbf{Master Bedroom} - 11'7'' \times 11'2''$

En-Suite Shower Room - 8'10" x 4'11"

Family Bathroom - $11'10'' \times 5'10''$

Bedroom Two - 10'8" x 9'10" **Bedroom Three** - 10'9" x 9'6"

Lower Floor

Family Room/Kitchen/Diner - 20'6" x 13'0"

Lounge - 17'3" x 10'11"

Gardens

This property boasts both front and rear gardens. As you descend from Tywamhayle Road, you'll encounter tiered gardens. At the back of the house, you'll find even more terraced gardens, offering delightful seating areas, perfect for savouring the panoramic views of Perranporth. Additionally, there is abundant storage space, ideal for avid surfers looking to stow away their boards. Their is also access from here onto Lower Tywamhayle Road and in turn down into the centre of Perranporth.

Outbuilding - 22'11" 17'3" (total floor space)

Parking

Parking can be found on the driveway and there is room for 3 cars/vans.

- WELL PRESENTED THREE
 BEDROOM HOME WITH VIEWS
 OVER PERRANPORTH
- INTERNALLY MODERNISED BY CURRENT OWNERS
- LARGE KITCHEN/FAMILY ROOM
- EN-SUITE TO MASTER BEDROOM
- DOUBLE GLAZED THROUGHOUT
- WALKING DISTANCE OF PERRANPORTH BEACH AND SHOPS
- PLANNING PERMISSION REPLACEMENT OF A
 WORKSHOP/STORE WITH A
 HOME ANNEXE FOR DOMESTIC
 USE (PA19/05812)
- PARKING FOR 3 CAR/VANS
- COUNCIL TAX BAND C
- EPC D57











