

camel H O M E S

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Directions:-
Sat Nav: PL25 3PE

What3words: ///gearbox.shrimps.snippets

For further help please call Camel Homes

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GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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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74 Penmere Road
St Austell, PL25 3PE

Freehold

£229,950

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 Camel Coastal & Country Ltd 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





74 Penmere Road
St Austell, PL25 3PE



PROPERTY DESCRIPTION & SURROUNDING AREA

This CHAIN-FREE semi-detached bungalow is located within the Sandy Hill area of St Austell, offering a great location for shops, schools, entertainment, and easy access to the town centre of the neighbouring coastal villages of Charlestown or Par.

The property provides accommodation comprising two bedrooms, a living room, kitchen, wet room, and both front and rear porches. All the rooms are double-glazed, and the home benefits from mains gas central heating.

Outside, you have driveway parking, enclosed gardens, and storage

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Porch

Entrance Hall

Bedroom

Bedroom

Living Room

Rear Porch

Kitchen

Wetroom

Gardens

The gardens are set out to the rear of the property. They are enclosed with a small lawned area and mature shrub-laid bedding. To the front, you will find a handy storage room for all your garden tools.

Parking

The driveway provides parking for two cars.

Property Information

Age of Construction: 1980's (Assumed)
Construction Type: Block and Brick (Assumed)
Heating: Gas
Electrically Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: C
Tenure: Freehold

- **TWO BEDROOM SEMI-DETACHED BUNGALOW**
- **CUL-DE-SAC LOCATION**
- **CLOSE TO SHOPS AND EVERYDAY AMMITIES**
- **DRIVEWAY PARKING**
- **ENCLOSED GARDENS**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED**
- **DOUBLE GLAZED**
- **CHAIN FREE**
- **LEVEL WALK TO BUS STOPS AND SHOPS**

