

camel H O M E S

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

Tel - 01872 571454

sales@camelhomes.co.uk



Directions:-
Sat Nav: PI25 4DH

what3words: ///hamsters.sits.signed

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65 Tregonissey Road
St Austell, TR6 4DH

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.



TOTAL FLOOR AREA: 919 sq.ft. (85.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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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Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling





65 Tregonissey Road
St Austell, PL25 4HD

PROPERTY DESCRIPTION & SURROUNDING AREA

This period three-bedroom home is offered on a chain-free basis and benefits from driveway parking and large gardens that are set out over three levels, including a good-sized decked area with a large pagoda. This lovely family home is located a short distance from shops, supermarkets, schools, leisure facilities, bus stops, and the train station.

The accommodation is laid out as follows:

From the entrance hall, you have doors leading to the living room/diner and the kitchen, as well as stairs to the first floor. Upon reaching the first floor, you will find three bedrooms and the bathroom.

To the front of the property, you have parking on the driveway for two cars and small shrubbed flower beds. To the rear, the enclosed gardens are laid out over three levels, and on the lower level, there is a very handy outbuilding that would make a great office or games room.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Hall
10'10" x 5'6"

Living Room/Diner
23'2" x 10'10" (max measurements)

Kitchen
12'4" x 5'0"

Landing

Bedroom
12'1" x 9'7"

Bedroom
11'11" x 6'10"

Bedroom
9'10" x 8' (to include stair bulkhead)

Bathroom
8'11" x 7'3"

OUTSIDE OF THE PROPERTY

Outside Store
23'0" x 4'2"

Outside Office/W.C
13' x 6'5"

Gardens

To the rear of the property you will be surprised by the expanse of gardens. They are considered to be low maintenance and are laid out in three stages. From the back door you have a courtyard style garden with office and steps up to the raised decked garden and this takes you to a further decked/entertainment area with large pagoda and area that is laid with artificial grass.

Parking

Parking is available on the front drive for two cars.

- **THREE BEDROOM PERIOD HOME**
- **SEA VIEWS**
- **OUTBUILDING/OFFICE**
- **PARKING FOR TWO CARS**
- **CLOSE TO SHOPS, SUPERMARKETS, BUS STOPS AND TRAIN STATION**
- **LOUNGE/DINER**
- **MODERN KITCHEN**
- **LARGE GARDENS**
- **BIKE STORE/STORAGE**
- **SEA VIEWS**
- **CHAIN FREE**

PROPERTY INFORMATION

Age of Construction: 1900's (Assumed)
Construction Type: Block and Brick (Assumed)
Heating: Gas
Electrically Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: C

