

camel H O M E S

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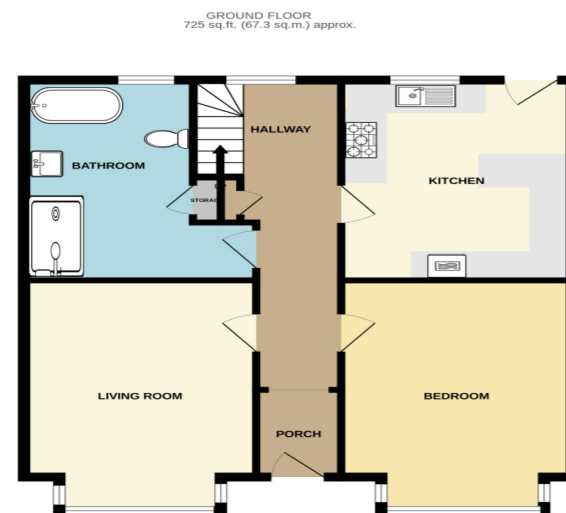
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Directions:-
Sat Nav: PL25 4DL

What3words: ///duet.regal.jazzy

For further help please call Camel Homes.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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70 Tregonissey Road
St Austell, PL25 4DL

Freehold

£272,000

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





70 Tregonissey Road
St Austell, PL25 4DL



PROPERTY DESCRIPTION & SURROUNDING AREA

Camel Homes is delighted to bring to the market this three-bedroom extended home. Originally a 1930s bungalow, the property has been extended to add two bedrooms to the roof, making it a great family home while retaining ground floor bedrooms for those needing sleeping and living accommodation on the ground floor.

The full accommodation comprises an entrance porch and hallway with a living room, kitchen, bath/shower room, and a double bedroom. From the hallway, there are stairs leading to the first floor, where you will find two further bedrooms, both with ample eaves storage.

The front of the property has lawned gardens, which could make a great driveway for those wishing to get planning permission to create parking. To the rear are large enclosed gardens.

The home is double-glazed throughout, offers mains gas central heating, and is available with NO ONGOING CHAIN.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Porch
5'10" x 4'0"

Entrance Hall
21'6" x 7'11" narrowing to 4'1"

Living Room
13'1" x 11'0" plus bay window

Kitchen/Diner
13'5" x 11'4"

Bedroom
13'1" x 11'0" plus bay window

Bath/Shower Room
13'5" x 10'1"

Landing

Bedroom
16'2" x 9'7"

Bedroom
9'10" x 7'5"

Gardens

There are gardens to the front and rear of the property. The front are lawned with a path leading to the front door and would (subject to planning permission) be perfect to create parking.

The rear gardens are enclosed, also lawned with a large decked area and garden shed.

- **AN EXTENDED PERIOD CHALET HOUSE**
- **LARGE GARDENS TO FRONT AND REAR**
- **MODERN KITCHEN AND BATH/SHOWER ROOM**
- **GROUND FLOOR BEDROOM AND BATHROOM**
- **LEVEL WALK TO SHOPS, BUS STOPS, TRAIN STATION**
- **ON THE OUTSKIRTS OF THE TOWN**
- **MAINS GAS CENTRAL HEATING**
- **DOUBLE GLAZED THROUGHOUT**
- **CHAIN FREE**
- **LEVEL WALK TO BUS STOPS AND SHOPS AND TRAIN STATION**

Property Information

Age of Construction: 1930's (Assumed)
Construction Type: Block (Assumed)
Heating: Gas
Electrically Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: C
Tenure: Freehold

