

# camel

H O M E S



## Penvale, Trevethan Close

Penwartha Road, Bolingey, TR6 0DH

Guide Price £650,000



# Penvale, Trevethan Close

Penwartha Road, Bolingey, TR6 0DH

Guide Price £650,000



## The Property and Location

Situated within the popular semi-rural village of Bolingey is this spacious, detached three-bedroom bungalow. Set at the end of a quiet cul-de-sac, it occupies a level location and is within walking distance of the local pub/restaurant, with Perranporth only a short drive or pleasant stroll away.

Upon entering the home, you will find the entrance hall. Off from here you'll find the living room, kitchen/diner, three bedrooms, and bathroom. Additionally, there is an a conservatory off the kitchen/diner, a double garage with an electric roller door and large driveway.

The conservatory, like the living room, opens out to the enclosed rear gardens. These are considered relatively low maintenance, featuring patio areas, gravelled bedding, and raised flower/shrub beds.

Bolingey stands as a sought-after village, anchored by the welcoming ambiance of its traditional pub/restaurant, The Bolingey Inn. The village is approximately a mile from the heart of Perranporth, which offers a vibrant array of amenities. Here, one discovers a diverse tapestry of shops, coffee houses, restaurants, public houses, supermarkets, and an abundance of sports and leisure facilities. These include a lawn bowls club, football club, rugby club, and tennis club, catering to a range of recreational interests.

Perranporth itself embodies a thriving year-round community, drawing in enthusiasts from all walks of life. Dog walkers and open-water swimmers alike flock to its renowned sandy beach, contributing to the lively atmosphere that Perranporth is famed for.

## Entrance Hall

## Living Room

22'5" x 12'4 (6.83m x 3.76m)

## Kitchen/Diner

18'0" x 11'9" (5.49m x 3.58m)

## Conservatory

17'4" x 8'4" (5.28m x 2.54m)

## Master Bedroom

14'11" x 11'8" (4.55m x 3.56m)

## Bedroom Two

11'3" x 9'2" (3.43m x 2.79m)

## Bath/Shower Room

11'3" x 7'10" (3.43m x 2.39m)

## Bedroom Three

11'0" x 8'6" (3.35m x 2.59m)

## W.C.

6'11" x 2'9" (2.11m x 0.84m)

## Double Garage

16'4" x 16'3" (4.98m x 4.95m)

Electric roller door and pedestrian door to the rear.

## Gardens

The gardens are situated at the rear of the property, designed for low maintenance. They are divided into patio areas and gravel sections, complemented by flower beds and a greenhouse.

## Parking

The driveway offers parking for 4 to 5 cars.

## Directions

Sat Nav: TR6 0DH

What3words: ///talkers.reverted.cyber

For further help please call Camel Homes

Tel: 01872 571454

## Property Information

Age of Construction: 1980's (Assumed)  
Construction Type: Block and Brick (Assumed)  
Heating: TBC  
Electrically Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax: D  
EPC: D62  
Tenure: Freehold

## Agents Notes

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

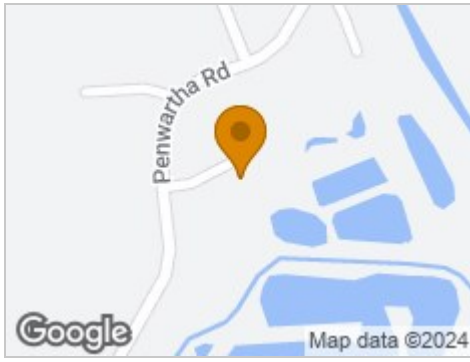
planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular 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.



## Road Map



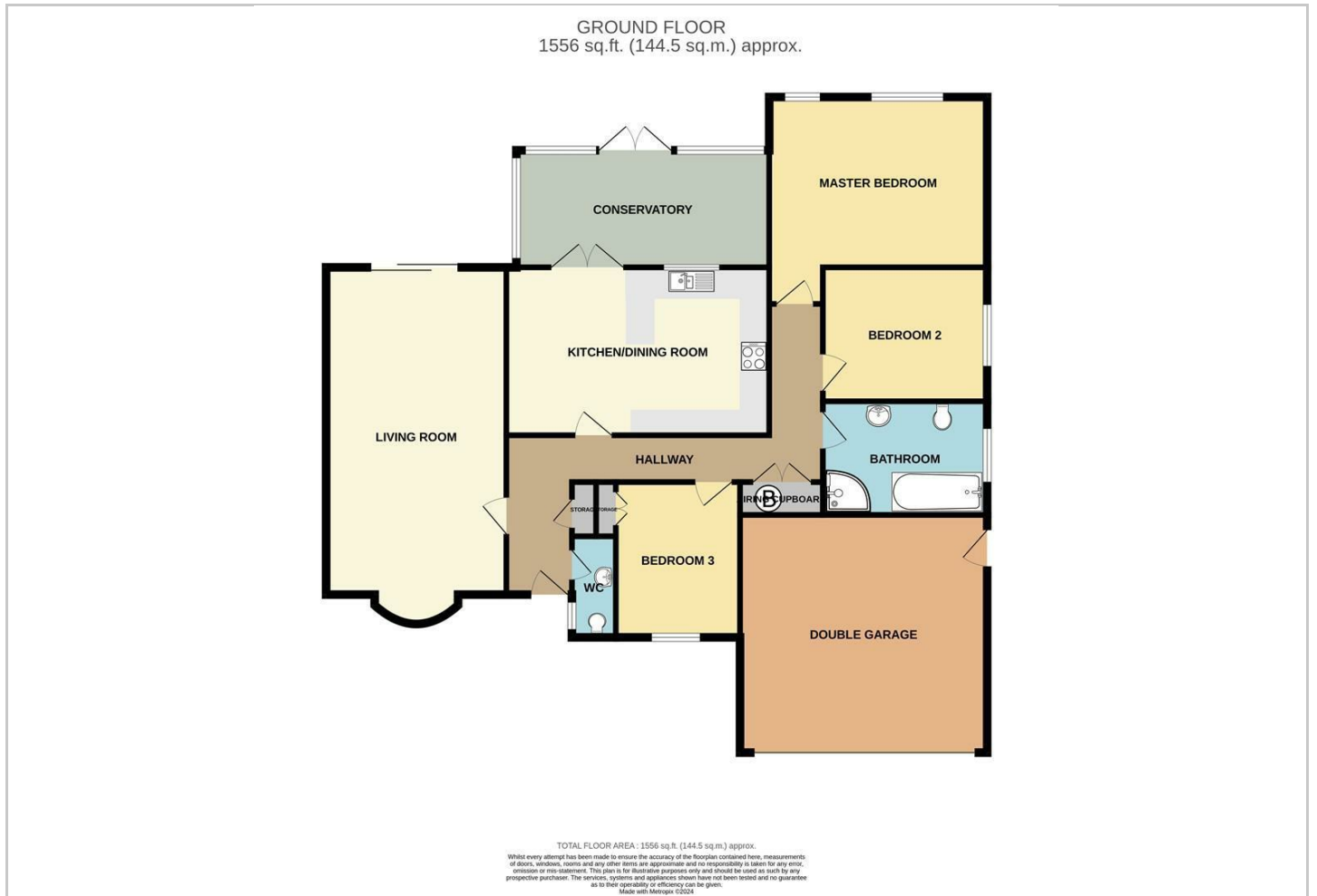
## Hybrid Map



## Terrain Map



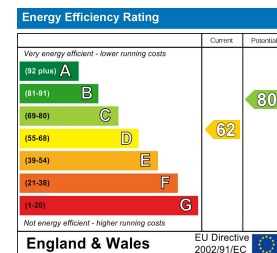
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.