

camel

H O M E S



16 Droskyn Way

Perranporth, TR6 0DS

Asking Price £375,000



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The Property and Location

Camel Homes is delighted to present this charming three-bedroom semi-detached bungalow, nestled in an elevated position with stunning coastal views.

The property, offers accommodation comprising, three bedrooms, a living room, kitchen/diner and shower room, it is currently in need of updating throughout but offers an excellent opportunity for those seeking to imprint their own style. Situated away from the village center, Droskyn Way provides easy access to shops, restaurants, and the beach, all within walking distance.

To the outside you have both front and rear gardens, driveway parking and a garage.

Droskyn Way is located in an elevated location that overlooks Perranporth, across the village itself and out to the golf course.

Within a short walk you can be into the centre of the village where you will find a great array of everyday shops, gift shops, supermarkets. Coffee shops, public houses, and restaurants. There is also a school, football, rugby, tennis, bowls and golf club.

Perranporth offers a regular bus service into surrounding villages such as St Agnes and Goonhavern, as well as Truro, and Newquay. Both Truro and Newquay offer train stations and Newquay has the counties airport for those looking to fly internally and internationally.

The A30 is Cornwall's major link road and can be found within a short drive

Entrance Hall

Living Room

13'7" x 11'1" (4.14m x 3.38m)

Bedroom One

11'6" x 11'0" (3.51m x 3.35m)

Bedroom Two

11'1" x 7'11" (3.38m x 2.41m)

Bedroom Three

11'2" x 7'0" (3.40m x 2.13m)

Shower Room

Kitchen/Diner

19'5" x 8'2" (5.92m x 2.49m)

Rear Porch

5'0" x 4'3" (1.52m x 1.30m)

Garage

16'0" x 8'6" (4.88m x 2.59m)

Parking

Parking can be found to the side of the property, where there is a driveway with room for three cars.

Gardens

The rear gardens are partly laid to lawn and offer views out to the coast.

Directions

Sat Nav: TR6 0DS

What3words: ///chucks.goggles.blissful

For further help please contact Camel Homes.

Property Information

Age of Construction: Originally 1960's (Assumed)

Construction Type: Block (Assumed)

Heating: Oil

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains: Mains

Council Tax: Band C

EPC: E51 (Current) B89(Potential)

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

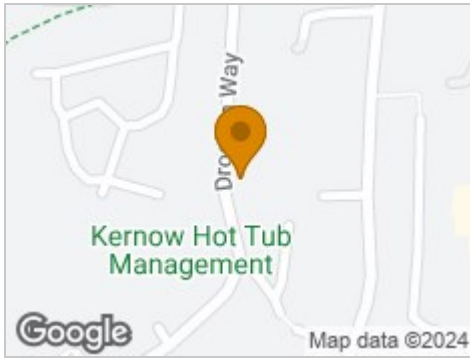
be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any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



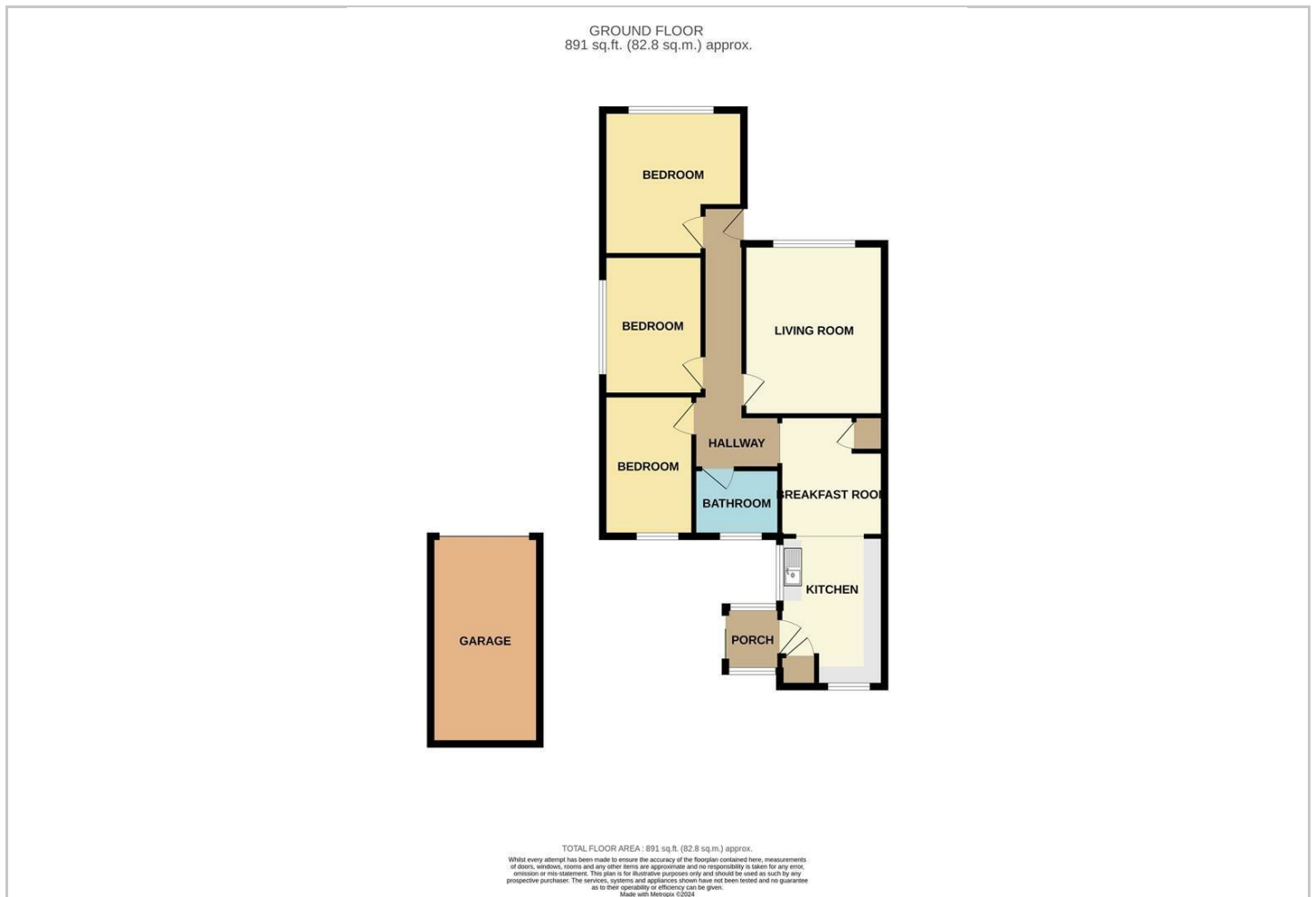
Hybrid Map



Terrain Map



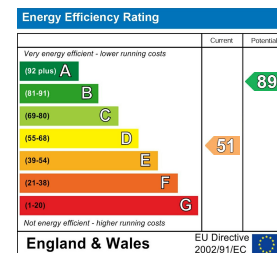
Floor Plan



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.