



Hilltop Budnic Hill

Perranporth, TR6 0BU

Guide Price £450,000



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The Property

DEVELOPMENT OPPORTUNITY - A two double bedroom, detached bungalow set in an elevated position overlooking Perranporth. The property is in need of updating but the current owner has draw up plans for two dwellings to replace the current bungalow. This property is perfect for those looking for a development project or home to renovate, within walking distance of the beach.

Full accommodation comprises a living room with patio doors to the front garden, dining room, conservatory with French doors to the rear garden, two bedrooms, a kitchen, shower room and second WC. There is also a garage with a studio room above and parking for 3 cars.

Entrance Porch

6'6 x 4'11 (1.98m x 1.50m)

Dining Room

15'1 x 9'3 (4.60m x 2.82m)

Living Room

18'11 x 11'1 (5.77m x 3.38m)

Kitchen

8'11 x 7'8 (2.72m x 2.34m)

Rear Hall

7'10 x 4' (2.39m x 1.22m)

WC

5'1 x 4' (1.55m x 1.22m)

Inner Hallway

Bedroom

18'10 x 9'3 (5.74m x 2.82m)

Bedroom

11'1 x 11' (3.38m x 3.35m)

Shower Room

7'2 x 6' (2.18m x 1.83m)

Garage

Studio

Gardens

Parking

Directions

Sat. Nav. TR6 0BU

What3Words: //////////////telephone.outwit.worry

For any further help with directions, please contact the office on 01872 571454

Property Information

Age of Construction: 1930's (Assumed)

Construction Type: Block (Assumed)

Heating: Oil

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: D

Tenure: Freehold

Tel: 01872 571454

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

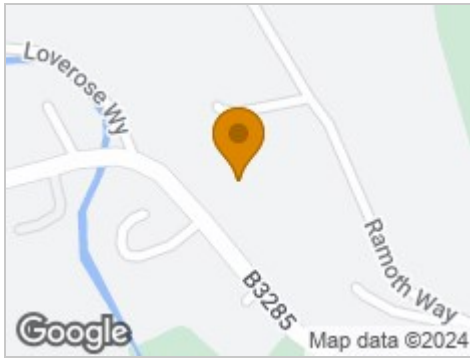
should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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



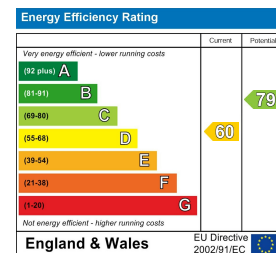
Floor Plan



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.