

camel

H O M E S



85 Tregundy Road

Perranporth, TR6 0LL

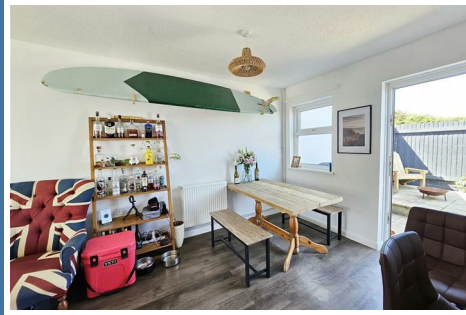
Guide Price £325,000



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The Property

Set in a tucked-away position within this ever-popular coastal location is this well-presented three-bedroom terrace home. Available CHAIN FREE, the property is perfect for anyone looking to move up the housing ladder.

Accommodation comprises semi-open plan living on the ground floor with a well-fitted kitchen, dining area, and living room. From here, you have access to the enclosed gardens. On the first floor, you will find three bedrooms and a bathroom.

Tregundy Road is a short drive from the center of Perranporth and within walking distance of Droskyn Point, which leads you down to the beautiful three miles of golden sand that Perranporth is famed for.

The property offers double glazing, LPG central heating and, as stated, is available with no ongoing chain, making it great for those looking to move quickly. The home would also be perfect for first-time buyers or those looking for a holiday home close to the beach, shops, and an array of sporting and social facilities.

Entrance Hall

9'9" x 5'10" (2.97m x 1.78m)

Opens into:-

Kitchen

11'10" x 9'11" (3.61m x 3.02m)

Opens into:-

Living Room

13'4" x 9'9" (4.06m x 2.97m)

Landing

Bedroom One

12'10" x 9'8" (3.91m x 2.95m)

Bedroom Two

11'6" x 8'11" (3.51m x 2.72m)

Bedroom Three

8'9" x 6'6" (2.67m x 1.98m)

Bathroom

8'10" x 5'10" (2.69m x 1.78m)

Gardens

The gardens are set out to the rear of the property and are paved, with a raised garden seat, outside shower and gate leading to rear access.

Parking

There is a parking bay close to the properties but no allocated parking.

Directions

Sat Nav: TR6 0LL

What3words: ///tentacles.pirate.alcove

For further help please call Camel Homes.

Property Information

Age of Construction: 1980's (Assumed)

Construction Type: Block (Assumed)

Heating: LPG

Electrical Supply: Mains

Tel: 01872 571454

Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: E43
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.

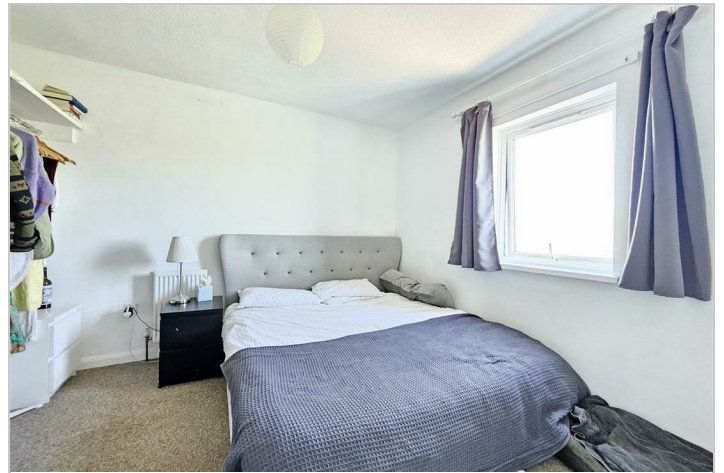
PROPERTY MISDESCRIPTIONS

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



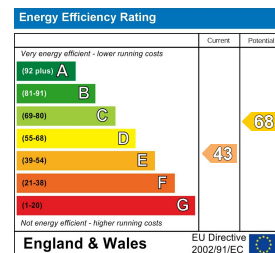
Floor Plan



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.