



Epple Cottage, 7 Bolenna Lane

Perranporth, TR6 0LB

Asking Price £297,500



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The Cottage

Set in an elevated position overlooking Perranporth, this quaint two-bedroom cottage offers accommodation comprising a large living room, downstairs bathroom, kitchen, and sunroom, as well as two bedrooms. The property is perfect for those looking to put a modern stamp on a period home or those seeking an older style property within a short distance of shops and the beach.

Outside the cottage, there are good-sized front gardens and much sought-after parking on the property's driveway, providing space for two cars.

Bolenna Lane is located a short walk from the centre of Perranporth, where you'll find a plethora of shops, restaurants, public houses, and coffee shops, along with an array of leisure facilities, including tennis, football, rugby, and bowls clubs. And, of course, the beautiful three miles of golden beach that Perranporth is so famous for.

Living Room/Dining Room
16'1" x 11'7" (4.90m x 3.53m)

Inner Hallway
9'0" x 2'7" (2.74m x 0.79m)

Shower Room
7'2" x 6'11" (2.18m x 2.11m)

Kitchen
10'3" x 6'5" (3.12m x 1.96m)

Sun Room
10'0" x 8'5" (3.05m x 2.57m)

Landing

Bedroom One

12'2" x 8'6" (3.71m x 2.59m)

Bedroom Two

8'11" x 8'4" (2.72m x 2.54m)

Parking

Driveway parking for two cars.

Gardens

The gardens are laid out to the front of the property and are laid to lawn with mature bedding around the edging. There is also a secure patio area that is perfect for a small BBQ area.

Directions

SAT NAV: TR6 0LB

What3words: [///finer.cROUTONS.romantics](https://www.what3words.com/finer.cROUTONS.romantics)

For further information please contact Camel Homes.

Property Information

Age of Construction: 1800's (Assumed)

Construction Type: Brick (Assumed)

Heating: Electric

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: G

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

Tel: 01872 571454

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

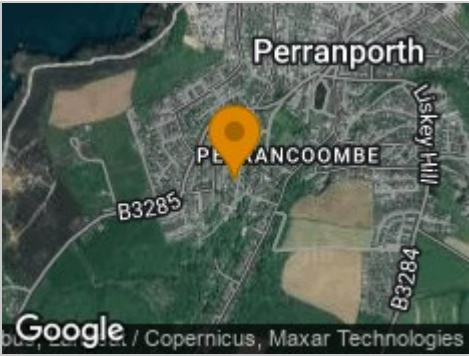
services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by 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



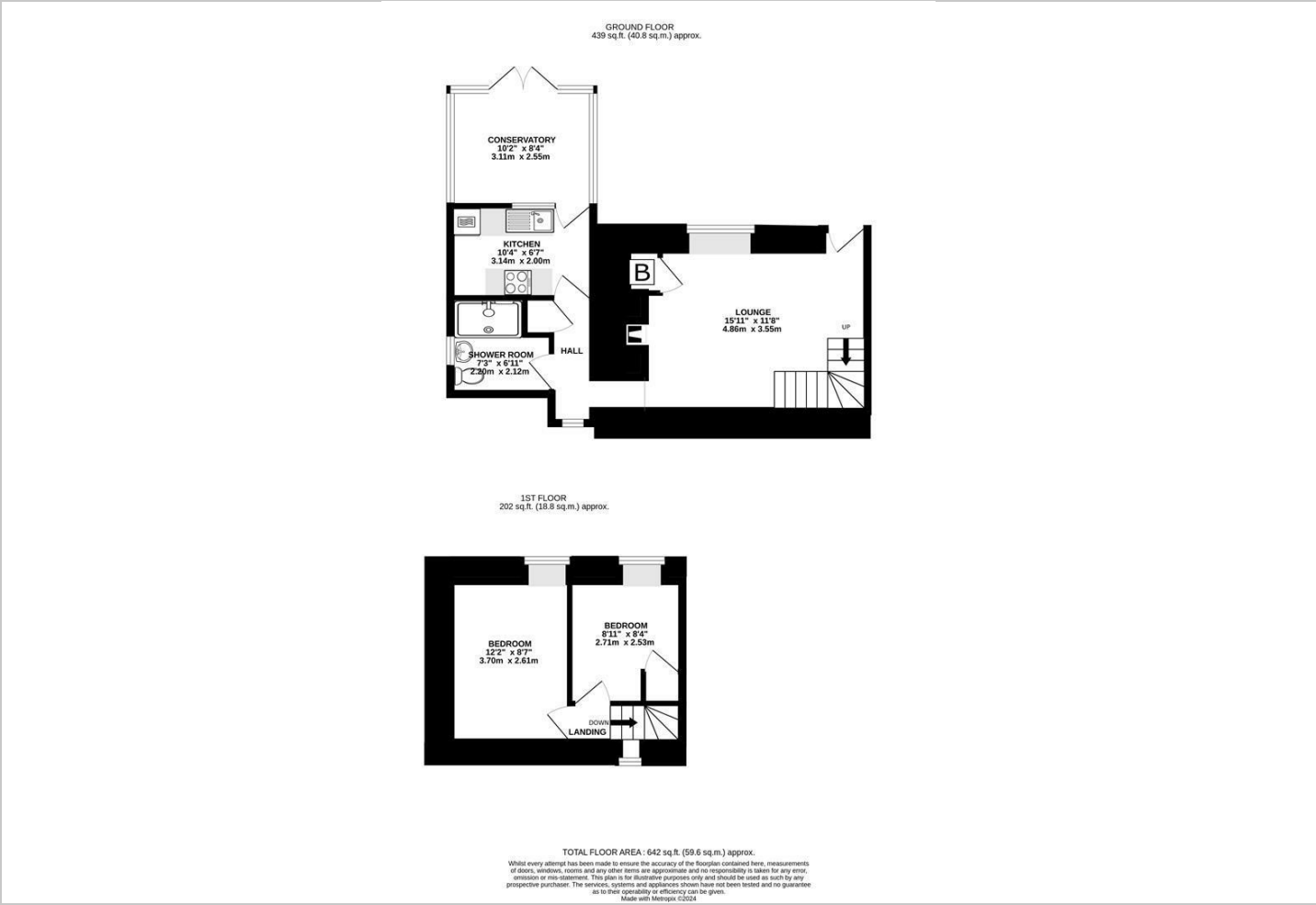
Hybrid Map



Terrain Map



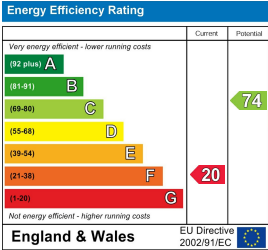
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.