

camel

H O M E S



2 Tregundy Road

Perranporth, TR6 0EF

Guide Price £315,000



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The Property

Just a short walk from the centre of Perranporth, this three-bedroom, two-reception-room home offers a surprisingly spacious layout.

The property features two reception rooms, a well-fitted kitchen, and an additional utility room on the ground floor. Upstairs, you'll find three bedrooms and a modern bathroom.

Ideal for those looking to move up or down the housing ladder, or even as an investment property, this home is available chain-free and benefits from lovely enclosed rear gardens, courtyard front gardens, and double glazing throughout.

Tregundy Road is conveniently located just off the centre of Perranporth, with an array of shops, coffee shops, eateries, and essential services like doctors, dentists, and hairdressers all within a short walk.

Perranporth also caters to an active lifestyle with an 18 hole links golf course, football club, rugby club, tennis club, lawn bowls club, and, of course, the beautiful sandy beach that the town is renowned for.

Entrance Hall

Living Room

17'3 x 10'8 (5.26m x 3.25m)

Dining Room

10'10 x 9'11 (3.30m x 3.02m)

Kitchen

14'3 x 6'11 (4.34m x 2.11m)

Utility Room

8'11 x 6'7 (2.72m x 2.01m)

Landing

Bedroom One

11'5 x 10'7 (3.48m x 3.23m)

Bedroom Two

10'10 x 8'11 (3.30m x 2.72m)

Bedroomm Three

8'2 x 7'11 (2.49m x 2.41m)

Bathroom

7'6 x 5'5 (2.29m x 1.65m)

Gardens

At the rear of the property, there are good-sized, enclosed gardens with lawns and flower and shrub bed borders.

Directions

Sat Nav: TR6 0EF

What3words: ///tucked.quality.drainage

For further help or information, please contact Camel Coastal & Country.

Property Information

Age of Construction: 1960s

Construction Type: Block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Drainage: Mains

Council Tax: B
EPC: D63
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,

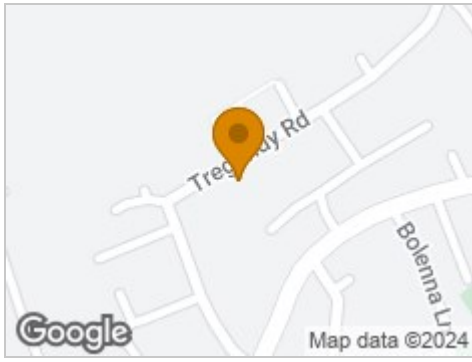
verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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



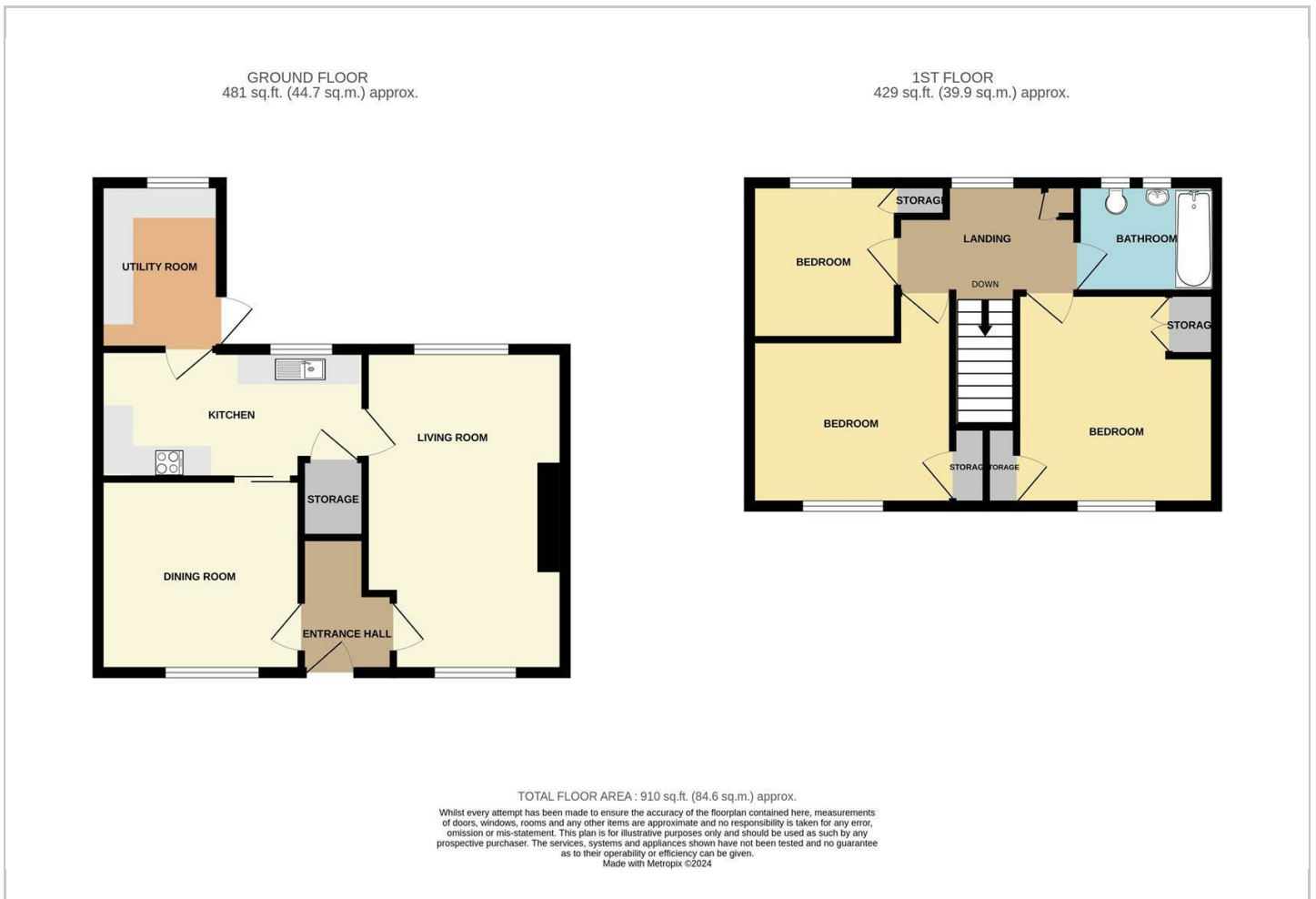
Hybrid Map



Terrain Map



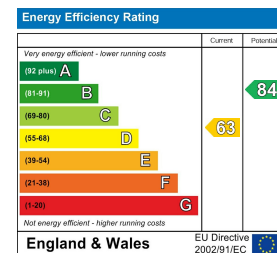
Floor Plan



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.