

# camel

H O M E S



## Rajel, Tywarnhayle Road

Perranporth, TR6 0DX

Guide Price £650,000



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## The Property

Set towards the Droskyn Point end of Tywarnhayle Road is this immaculately presented reverse accommodation, three-bedroom home, boasting large gardens and views over Perranporth, including the ever-popular beach and coastline.

The accommodation comprises a living room and kitchen/diner, both located on the ground floor, with access to a balcony that overlooks the gardens and offers views over Perranporth. From the entrance hall, you also have access to the W.C. and integral garage. On the lower ground floor, you will find three double bedrooms and a bathroom.

Outside the property, there is a driveway at the front providing parking for three to four cars, with access to the rear, where you'll find the enclosed lawned gardens—perfect for relaxing with friends or family before heading down to the beach, which is just a short walk away.

The center of Perranporth is also within a short walk or drive, where you will find everything you need for day-to-day living, including two supermarkets, a butcher, a baker, doctors, dentists, a selection of eateries, and public houses, as well as a wide range of sporting facilities, including tennis, bowls, football, rugby, and golf clubs.

## Entrance Hall

### Living room

16'10 x 11'9 (5.13m x 3.58m)

### Balcony

### Kitchen/Diner

22'3 x 10'9 (6.78m x 3.28m)

## W.C

5'9 x 5'6 (1.75m x 1.68m)

## Integral Garage

17'6 x 11'11 (5.33m x 3.63m)

## Lower Ground Floor

### Master Bedroom

16'11 x 12'0 (5.16m x 3.66m)

### Bedroom Two

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

### Bedroom Three

10'6 x 8'5 (3.20m x 2.57m)

## Bath/Shower Room

8'0 x 7'10 (2.44m x 2.39m)

## Driveway Parking

## Gardens

## Directions

Sat Nav: TR6 0DX

What3words: ///seasons.rocket.upstarts

For further help please contact Camel Coastal & Country

## Property Information

Age of Construction: 1978 (Assumed)

Construction Type: Block (Assumed)

Heating: Mains LPG

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: (C)E41 (P)D62  
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



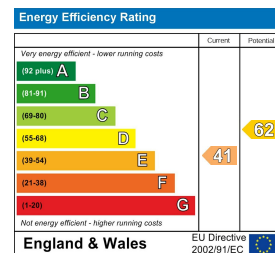
## Floor Plan



## 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.