

EST. 1999

C A M E L

COASTAL & COUNTRY



Windsworth, 41 Tywarnhayle Road

Perranporth, TR6 0DX

Guide Price £550,000



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The Property

This detached home is situated in an elevated position with stunning views over Perranporth and is just a short walk from the beach and local shops.

The accommodation includes two/three bedrooms on the ground floor, along with a living room, kitchen, and bathroom. Upstairs, the first floor features a generously sized bedroom and an expansive loft space, presenting an excellent opportunity for conversion into an en-suite bathroom.

The property offers great potential for anyone looking to reconfigure and modernize a family home. It benefits from gardens, parking, fantastic views, and close proximity to the beach and daily amenities.

Heating is provided by an LPG system, and the property features double-glazed windows throughout.

Entrance Hall

10'11 x 7'9 (3.33m x 2.36m)
plus 17'10 x 2'8

Living Room

13'11 x 12'9 (4.24m x 3.89m)

Kitchen

10'10 x 8'7 (3.30m x 2.62m)

Bedroom/Office

7'9 x 6'10 (2.36m x 2.08m)
Currently used as a utility room

Bathroom

7'7 x 5'0 (2.31m x 1.52m)

Bedroom

12'9 x 11'11 (3.89m x 3.63m)

Bedroom

12'10 x 10'11 (3.91m x 3.33m)

Landing

Bedroom

16'1 x 10'0 (4.90m x 3.05m)
plus box/dorma window 5'11 x 3'8

Loft Space

Large loft storage space that could be converted to an ensuite.

Gardens

To the rear of the home you have low maintenance gardens that are paved, with a garden shed and storage rooms under the garage. To the rear you have lawned gardens that lead down to Lower Tywarnhayle Road and the parking area.

Parking

To the front of the property which leads onto Lower Tywarnhayle Road, there is a parking area for one/two cars. This has been used by the current owners since they moved in in 1978 and by the previous owners before them.

Garage

Directions

Sat Nav: TR6 0DX
What3words: ///asterisk.lovely.penny

Property Information

Age of Construction: 1950
Construction Type: Block
Heating: Mains LPG
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: F
Tenure: Freehold

Please note that the property has been tested for mundic, report date 08/07/2024, and has received an

Tel: 01872 571454

A1 classification meaning that no mundic has been found and it is considered suitable for mortgage purposes.

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



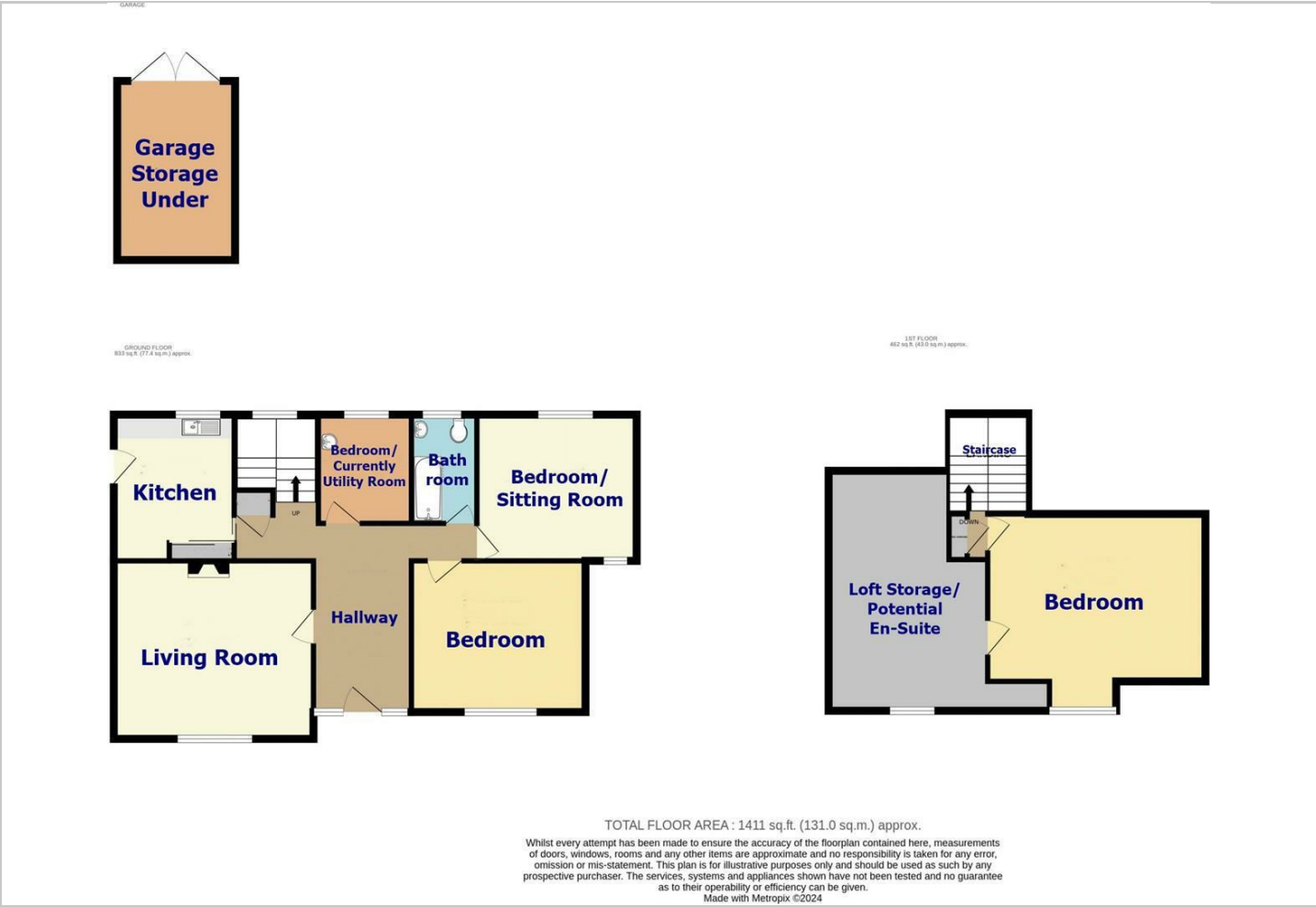
Hybrid Map



Terrain Map



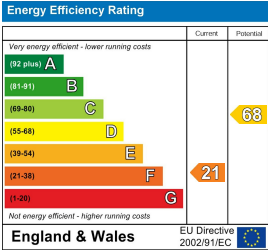
Floor Plan



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