

EST. 1999

C A M E L

COASTAL & COUNTRY



Jasmine Cottage

Perrancombe, Perranporth, TR6 0HZ

Guide Price £375,000



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The Property

A delightful two-bedroom cottage situated in the heart of the semi-rural hamlet of Perrancoombe.

Perrancoombe is a sought-after location for those who wish to live within walking distance of the bustling coastal resort of Perranporth. It offers a peaceful setting, away from the hustle and bustle, yet is conveniently located on a level walk to the beach, coastal trails, and a variety of shops, coffee spots, and eateries.

The cottage itself features a cozy living room with a wood burner, a well-fitted kitchen/diner, a ground-floor bathroom, and two double bedrooms. Outside, you'll find enclosed, low-maintenance gardens and parking. The property also benefits from double-glazed sash windows and is available with no ongoing chain.

Entrance Hall

4'8 8x 3'5 (1.42m 2.44mx 1.04m)

Bathroom

8'3 x 7'1 (2.51m x 2.16m)

Kitchen/Diner

14'6 x 11'10 (4.42m x 3.61m)

Living Room

12'4 x 9'11 (3.76m x 3.02m)

Landing

Bedroom One

12'10 x 11'7 (3.91m x 3.53m)

Bedroom Two

13'4 x 9'10 (4.06m x 3.00m)

Gardens

The gardens are to the side of the cottage and considered to be low maintenance with a paved seating area and paved path that leads to the front door and the utility room/garden room. There are also flower/shrub beds around surrounded by stone chipped edging.

Utility Room/Garden Room

8'0 x 6'10 (2.44m x 2.08m)

Parking

There is parking to the side of the property for one car.

Directions

Sat Nav: TR6 0HZ

What3words: ///wheels.booster.simulator

For further help please contact Camel Coastal & Country

Property Information

Age of Construction: 1800 (assumed)

Construction Type: Stone and Cob

Heating: Mains Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: E40/83

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

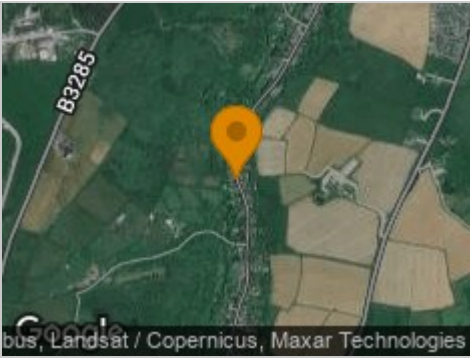
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in 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



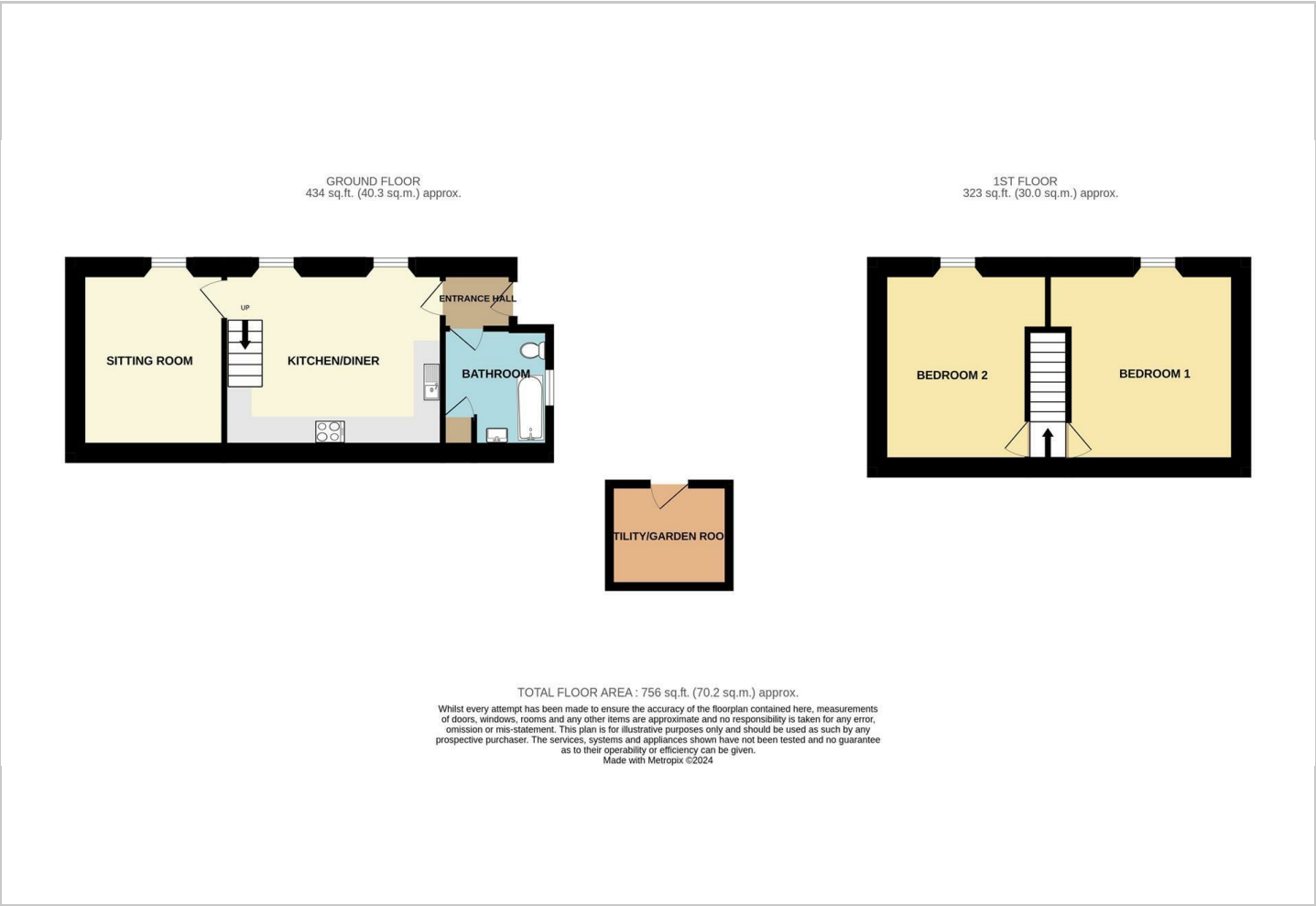
Hybrid Map



Terrain Map



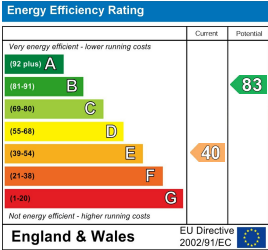
Floor Plan



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