

EST. 1999

CAMEL

COASTAL & COUNTRY



Ricroyan New Road

Perranporth, TR6 0DL

Offers In Excess Of £450,000



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The Bungalow

Camel Coastal & Country are delighted to bring to the market a delightful three bedroom, detached bungalow that is located on the level within close proximity to the centre of Perranporth.

The property itself offers accommodation that comprises three bedrooms, a living room, dining room, kitchen, bath/shower room and separate W.C. To the outside there are enclosed gardens, driveway parking for four cars and a detached garage.

Perranporth is a charming coastal town in Cornwall, renowned for its stunning beaches and vibrant community. It offers a good array of shops, supermarkets, coffee shops, bars, and restaurants, along with a selection of social and sporting facilities—all within a level walk of this well-appointed bungalow.

Entrance Hall

Living Room

14'8 x 14'6 (4.47m x 4.42m)

Dining Room

14'8 x 7'9 (4.47m x 2.36m)

Kitchen

11'8 x 11'1 (3.56m x 3.38m)

Bath & Shower Room

8'2 x 5'8 (2.49m x 1.73m)

W.C.

5'4 x 3'5 (1.63m x 1.04m)

Bedroom One

12'3 x 12'1 (3.73m x 3.68m)

Bedroom Two

11'10 x 10'3 (3.61m x 3.12m)

Bedroom Three

9'6 x 8'3 (2.90m x 2.51m)

Garage

20'1 x 8'10 (6.12m x 2.69m)

Gardens

The gardens are set to the rear of the property. They are enclosed and dog friendly. The majority of the garden is laid to lawn with an area to grow veg., a greenhouse and access to the detached garage.

Parking

There is an in and out driveway to the front of the property with parking for 4 to 5 cars.

Directions

Sat Nav: TR6 0DL

What3words: ///champions.reddish.advantage

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction:

Construction Type: Brick and Timber

Heating: Mains Calor Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains
Council Tax: D
EPC: E49
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.



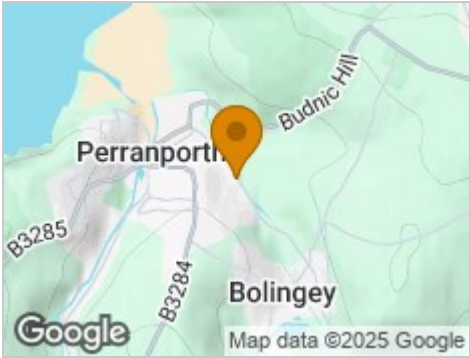
Road Map



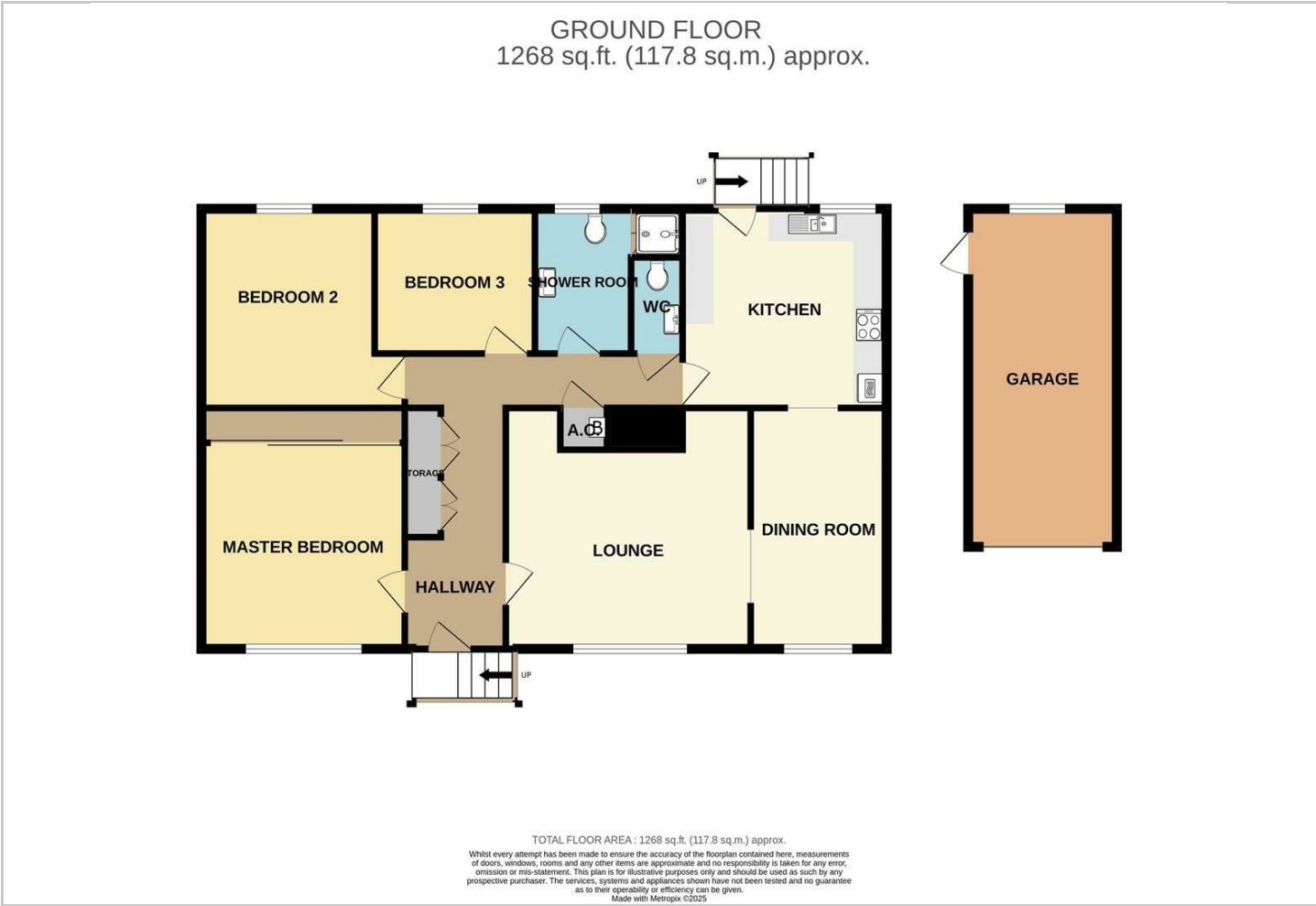
Hybrid Map



Terrain Map



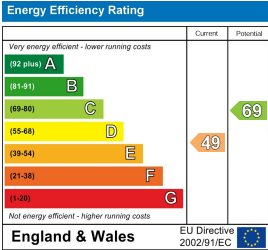
Floor Plan



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.