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CAMEL

COASTAL & COUNTRY



Kilmorie Perranwell Road

Goonhavern, TR4 9JN

Guide Price £399,950



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Kilmorie

PRICED TO SELL..... If you are looking for a large, detached bungalow set on a generous plot with large south facing gardens to the front and rear, this could be the property for you. Having been reduced from the original price of £525,000 to help cover building works and potential underpinning to the extension, this is perfect for those wishing to buy a home they can make their own at a greatly reduced price.

The bungalow itself has a modern kitchen, bathroom, master bedroom, and en-suite. The rest of the property could do with some updating, but it is a blank canvas for those looking for a forever home. The bungalow is still more than liveable despite signs of settlement to the extension, and any works you may wish to undertake could be done further down the line at a time that suits your budgeting or lifestyle. Camel strongly recommends an internal viewing to appreciate the overall size of the property and what you get for such a good price.

Overall, the bungalow is set on a generous plot and offers full accommodation comprising four double bedrooms, two spacious reception rooms, a modern shower room, and a master bedroom with both a dressing room and en-suite.

Externally, the property features front and rear gardens, driveway parking, and an integral garage. Additional benefits include double glazing, LPG central heating, and fully owned solar panels.

The location is great for anyone wishing to have shops, a post office, pub, school, and transport services all within close proximity and on a level walk. All this, as well as being just a stroll away from the newly constructed cycle trail that leads into Perranporth—only a couple of miles' walk from the beach.

Entrance Lobby

Entrance Hall

Dining Room

Living Room

Master Bedroom

En-Suite Bathroom

Dressing Area

Kitchen

Integral Garage

Bedroom Two

Bedroom Three

Bedroom Four

Shower Room

Gardens

To the front you have lawned gardens. This area lends itself to providing additional parking or a turning area. To the rear there are more low maintenance gardens. They are paved and have patio doors leading from the living room and master bedroom.

Parking

The driveway provides parking for two/three cars and there is the possibility to create further parking or a turning area, by removing some of the front garden.

Directions

Sat Nav: TR4 9JN

What3words: ///embodied.blockage.obstinate

Tel: 01872 571454

Property Information

Age of Construction: 1980s

Construction Type: Block

Heating: Mains Calor Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: F32

Tenure: Freehold

The vendor has commissioned a Level 3 RICS Survey which is available to any interested parties.

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



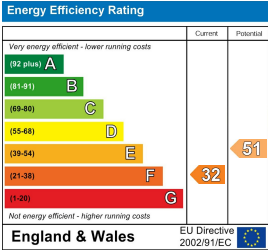
Floor Plan



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.