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CAMEL

COASTAL & COUNTRY



Drop Anchor, 9 Wheal Leisure

Perranporth, TR6 0EY

£560,000



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The Bungalow

Located within a short walk of the beach is this three-bedroom detached bungalow, featuring large gardens, an integral garage, and views over Perranporth.

All accommodation is accessed from the main entrance hall and comprises a spacious, well-fitted modern kitchen; a family room divided into a lounge/diner and sitting room with a built-in wood burner; three double bedrooms; a modern bathroom; a utility room; and a cloakroom. The property is well presented throughout, with contemporary kitchen and bathroom fittings. Additional benefits include double glazing throughout and LPG central heating.

One of the key attractions of this property is the large, enclosed gardens. These are situated at the rear of the property and arranged over two levels. The lower section consists of a lawned garden, ideal for children, while parents can enjoy the elevated patio garden.

Entrance Hall

5'8 x 2'11 (1.73m x 0.89m)

Kitchen

15'10 x 7'5 (4.83m x 2.26m)

Lounge/Diner/Sitting Room

Sitting Room Area

12'2 x 9'11 (3.71m x 3.02m)

Lounge/Diner

10'1 x 9'2 (3.07m x 2.79m)

Master Bedroom

13'2 x 9'11 (4.01m x 3.02m)

Bedroom Two

9'11 x 9'2 (3.02m x 2.79m)

Bedroom Three/Office

9'1 x 9'0 (2.77m x 2.74m)

Bathroom

6'5 x 6'5 (1.96m x 1.96m)

Cloakroom

5'7 x 5'5 (1.70m x 1.65m)

Utility Room

9'8 x 5'8 (2.95m x 1.73m)

Integral Garage

18'7 x 8'1 (5.66m x 2.46m)

Gardens

The gardens at Drop Anchor are considered generously sized. They are arranged over two levels: the upper level features a patio and a lawned garden bordered by flower and shrub beds, with steps leading down to the lower garden, which is also lawned and includes fruit trees and additional flower beds. The gardens are fully enclosed, with a gate providing access to the rear.

Driveway/Parking

The sweeping driveway to the front of the property has a level area to the top but also wipes down to the integral garage that then has a level parking area to the front of that.

Directions

Sat Nav: TR6 0EY

What3words: ///likes.resemble.whisker

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1966
Construction Type: Brick/Block
Heating: Mains Electric
Electrical LPG
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: F30
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



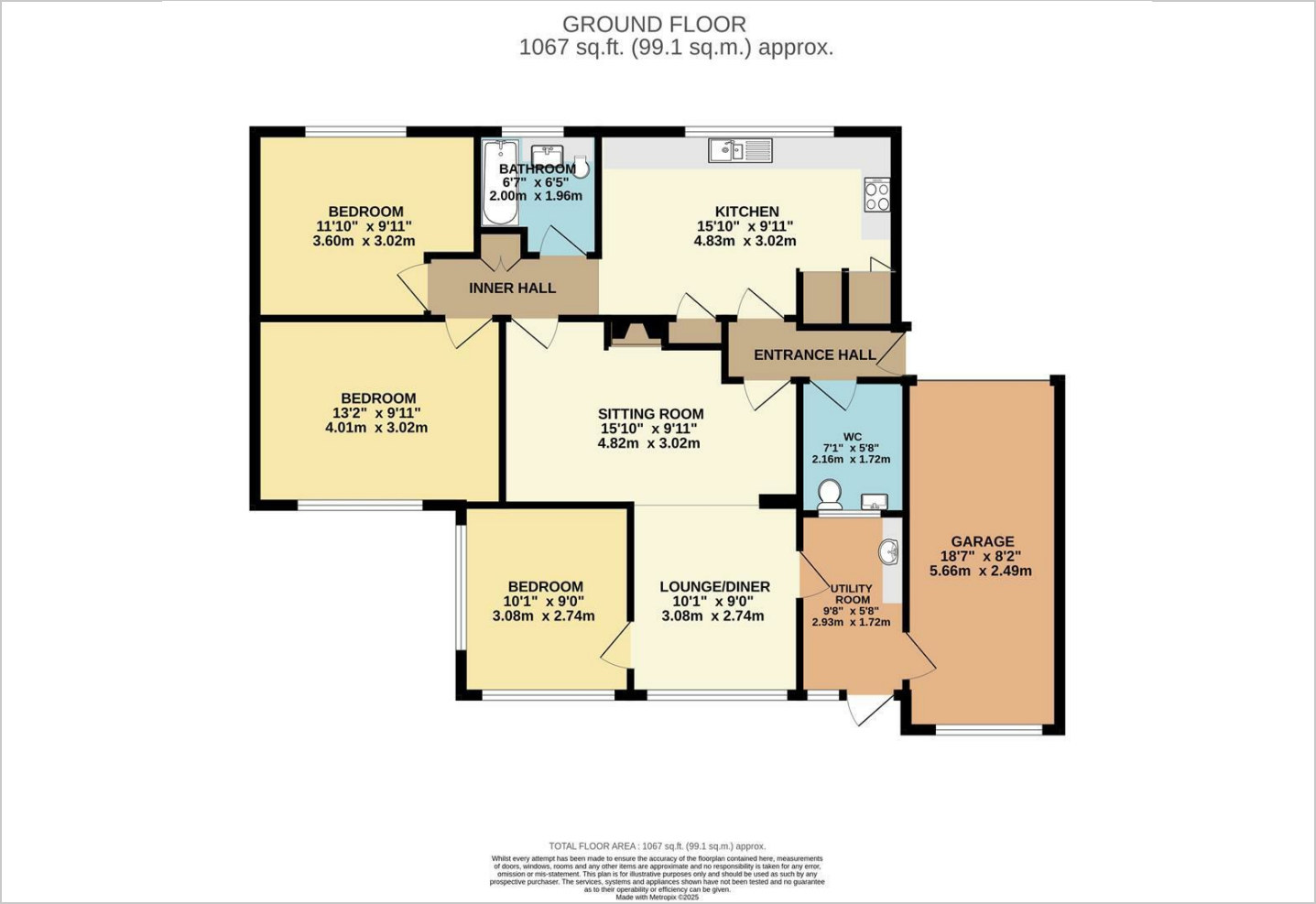
Hybrid Map



Terrain Map



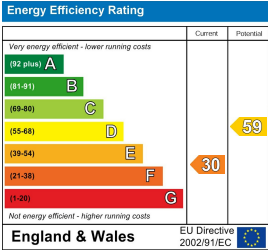
Floor Plan



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.