

EST. 1999

CAMEL

COASTAL & COUNTRY



10 Budnic Estate

Perranporth, TR6 oDB

Guide Price £335,000



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The Property

Presented to a high standard and ready to move into, this three-bedroom home is perfect for anyone looking for a coastal property within a level walk of shops and the beach.

In addition to boasting two double bedrooms and a good-sized third bedroom, the home offers a cosy living room with a woodburner, a modern shower room, a well-fitted kitchen/diner, and an external utility room. However, the true highlight is the large rear garden. It features a variety of lawned, paved, and shingled seating areas, along with a home office and summer house — an ideal setup for hosting family and friends, with a touch of glamping charm. A perfect all-rounder for families or couples who love to entertain.

The property also benefits from double glazing, central heating, and driveway parking. Available with no onward chain — this is a must-view!

Restrictions: Local Section 157 Agreement. Meaning any buyer would have to have lived in Cornwall for 3 years continuously.

Entrance Hall

11'1 x 6'1 (3.38m x 1.85m)

Living Room

13'2 x 11'1 (4.01m x 3.38m)

Kitchen/Diner

19'7 x 8'3 (5.97m x 2.51m)

Landing

6'1 x 5'8 (1.85m x 1.73m)

Bedroom One

14'6 x 9'6 (4.42m x 2.90m)

Bedroom Two

11'11 x 8'6 (3.63m x 2.59m)

Bedroom Three

8'8 x 7'11 (2.64m x 2.41m)

Shower Room

7'5 x 5'4 (2.26m x 1.63m)

Workshop/Utility Room

10'10 x 6'0 (3.30m x 1.83m)

Gardens

On approach to the property, you'll find the elevated front seating area — perfect for enjoying the evening sun with a glass of wine. It is paved and ideal for outdoor sofas and a BBQ.

To the rear of the property lie expansive gardens, starting from the kitchen. There is a lower-level, sheltered seating area, which leads up to a stone-shingled terrace and onto the lawned gardens. At the far end of this garden section, further steps lead to a second enclosed lawned seating area, and then into the garden relaxation house, home office, and storage area. This space is perfect for BBQs, home entertainment or parties, or even a bit of family or guest glamping.

Parking

There is a driveway to the front that provides parking for two cars side by side.

Office

8'7 x 7'6 (2.62m x 2.29m)

Summer House/Garden Retreat

12'0 x 8'4 (3.66m x 2.54m)

Directions

Sat Nav: TR6 oDB

What3words: ///zest.increased.slamming

For further help please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: Original build 1950's and reconstructed/Bricked up in 2014

Construction Type: Brick

Heating: Ground Source Heat Pump

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: D56

Tenure: Freehold

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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.



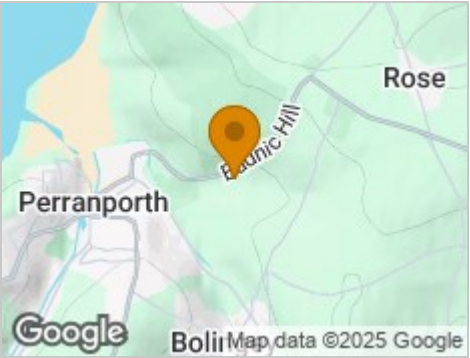
Road Map



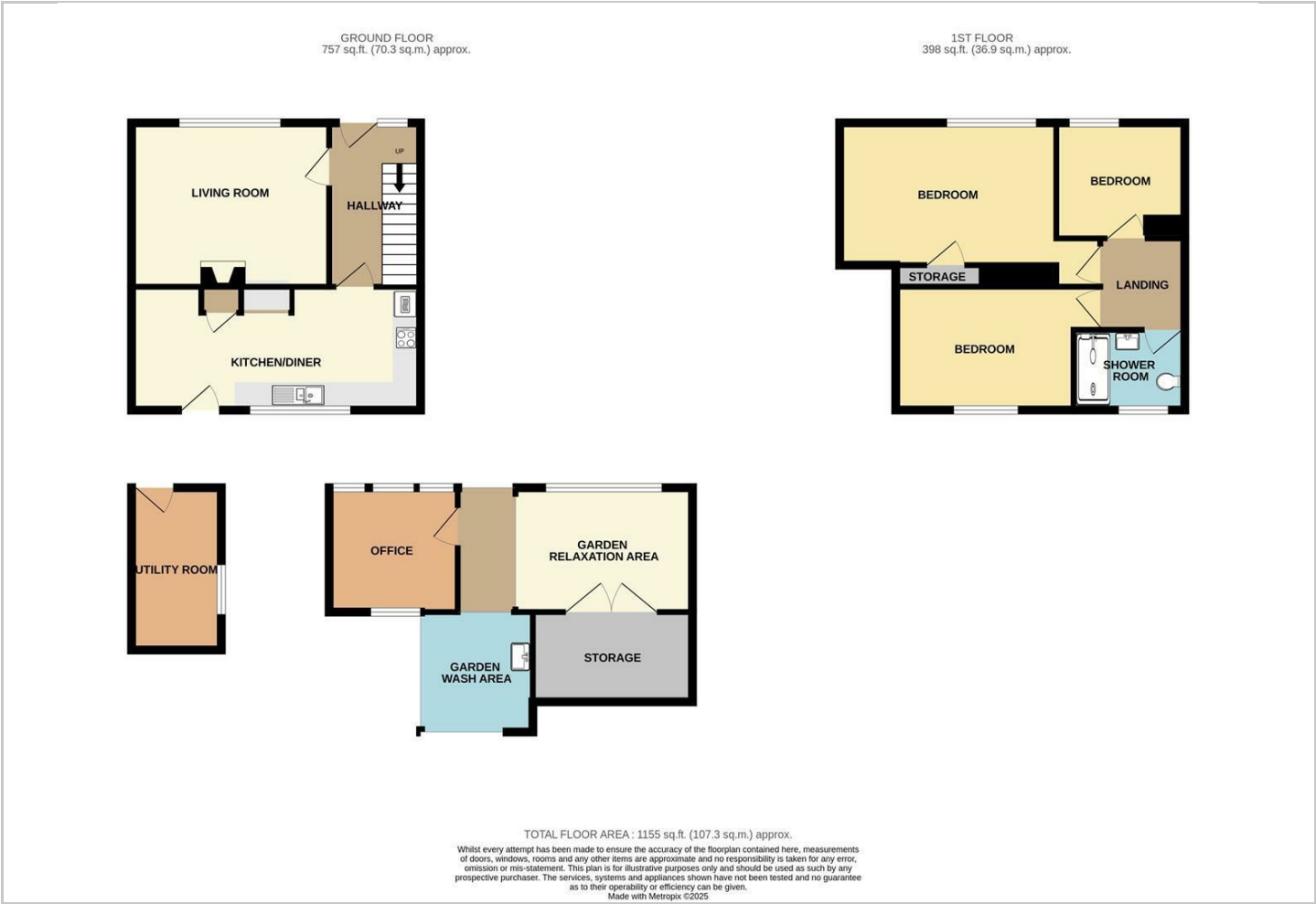
Hybrid Map



Terrain Map



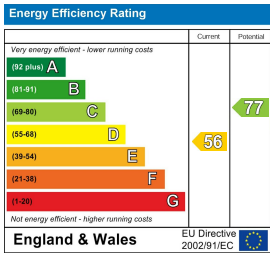
Floor Plan



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.