

EST. 1999

C A M E L

COASTAL & COUNTRY



9 Tregundy Road

Perranporth, TR6 0EF

Guide Price £300,000



9 Tregundy Road

Perranporth, TR6 0EF

Guide Price £300,000



The Property

A three-bedroom, two-reception room property featuring a well-fitted kitchen, modern bathroom, utility room, enclosed gardens, and a garage.

Just a short walk from the centre of Perranporth, this family home is perfect for anyone wishing to live within easy reach of the beach, shops, or bus services. The property is ideal for those looking to move up or down the housing ladder, or even as an investment. Presented to a high standard, the home is ready to move into, and with its well-maintained, south-facing gardens, early viewing is recommended.

Tregundy Road is conveniently located just off the centre of Perranporth, with an array of shops, cafés, eateries, and essential services—including doctors, dentists, and hairdressers—all within a short walk.

Perranporth also caters to an active lifestyle, with an 18-hole links golf course, football club, rugby club, tennis club, lawn bowls club, and, of course, the beautiful sandy beach for which the town is renowned.

Entrance Hall

Living Room

17'2 x 10'8 (5.23m x 3.25m)

Dining Room

10'11 x 10'0 (3.33m x 3.05m)

Kitchen

14'3 x 6'8 (4.34m x 2.03m)

Utility Room

9'1 x 6'8 (2.77m x 2.03m)

Landing

Bedroom One

11'3 x 9'9 (3.43m x 2.97m)

Bedroom Two

11'0 x 8'11 (3.35m x 2.72m)

Bedroom Three

8'2 x 7'11 (2.49m x 2.41m)

Bathroom

7'5 x 5'6 (2.26m x 1.68m)

Garage/Parking

awaiting measurements (awaiting measurements)
Parking in on-street parking but this property does benefit from its own garage that is located en-block, slight away from the house itself.

Gardens

To the rear of the property you will find enclosed gardens. The upper section is a paved area, perfect for sitting and enjoying the view. From here you have two steps leading to the lower lawned garden with garden shed and access to the rear lane, that in turn leads you down to St Georges Hill and the centre of Perran.

Directions

Sat Nav: TR6 0EF

What3words: ///duos.stencil.protected

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 1960s

Construction Type: Block

Heating: Mains Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: E40

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.

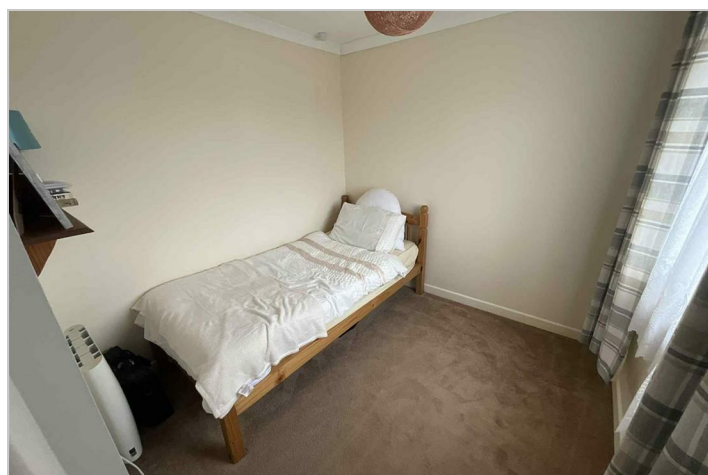
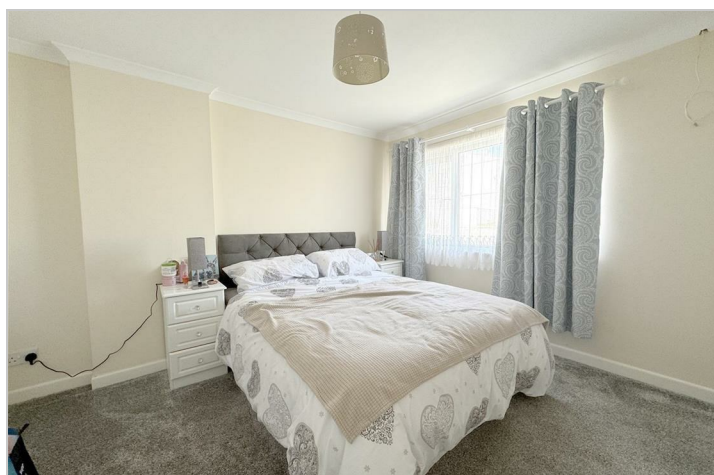
PROPERTY MISDESCRIPTIONS

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



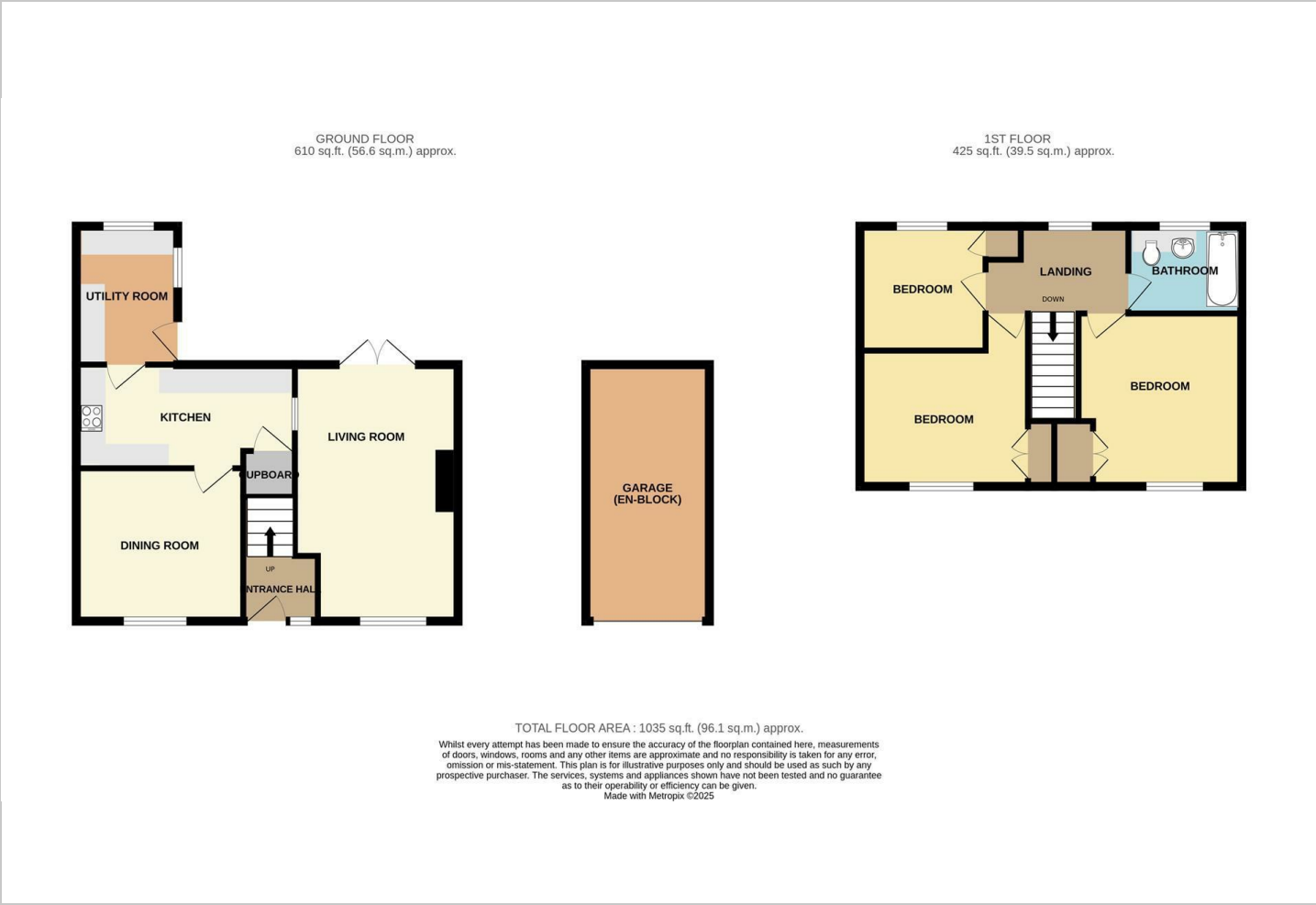
Hybrid Map



Terrain Map



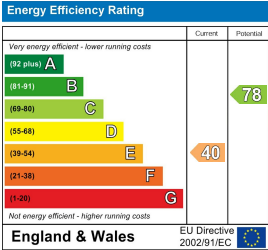
Floor Plan



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.