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CAMEL

COASTAL & COUNTRY



37 Atlantic Way

Porthtowan, Truro, TR4 8AH

Guide Price £440,000



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The Property

Camel Coastal & Country are delighted to bring to the market this three-bedroom dormer bungalow, located in the popular Atlantic Way, Porthtowan. Set in an elevated position overlooking the village, the property enjoys sea views stretching towards St Ives and across to St Agnes Beacon, while remaining only a short drive—or a pleasant walk—into the village where you can enjoy the beautiful sandy beach and a range of local amenities.

Accommodation is light-filled and spacious, with a large living room, well fitted kitchen/diner and conservatory, making it an ideal family home. In addition to the living accommodation on the ground floor, there is also a W.C. and a generous integral garage with workshop space. The first floor provides three bedrooms and a family bathroom.

The property benefits from oil-fired central heating and double glazing throughout. Externally, the rear garden is mainly laid to lawn with a patio area and greenhouse, while the generous front garden and driveway offer parking for multiple vehicles.

Entrance Hall

6' x 4'2 plus 5'2 x 4'2 (1.83m x 1.27m plus 1.57m x 1.27m)

W.C

4'2 x 3'4 (1.27m x 1.02m)

Living Room

18'11 x 14'10 (5.77m x 4.52m)

Conservatory

14'10 x 7'8 (4.52m x 2.34m)

Kitchen/Dining Room

18'11 x 9'6 (5.77m x 2.90m)

Integral Garage/Workshop

28'11 x 12'11 (8.81m x 3.94m)

Narrowing to 8'0 at the entrance

Landing

Master Bedroom

13'3 x 9'5 (4.04m x 2.87m)

Wardrobe

6'9 x 5'7 (2.06m x 1.70m)

Bedroom Two

11'7 x 9'0 (3.53m x 2.74m)

Bedroom Three

8'7 x 8'5 (2.62m x 2.57m)

Shower Room

9'5 x 5'6 (2.87m x 1.68m)

Gardens

Gardens are set to the front and the rear of the property. The front are a good sized and lawned, as are the rear gardens. The rear gardens are also fully enclosed and have paved seating area and pathway around, as well as flower bed borders.

Parking

The property enjoys the benefit of both a large garage and a driveway that provides parking for 4 or more cars.

Directions

Sat Nav: TR4 8AH

What3words: ///magazines.fingernails.crystal

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1969
Construction Type: Block
Heating: Oil Central Heating
Electrical Supply: Mains
Water Supply: Mains
Sewage: Septic Mains
Council Tax: C
EPC: D58
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



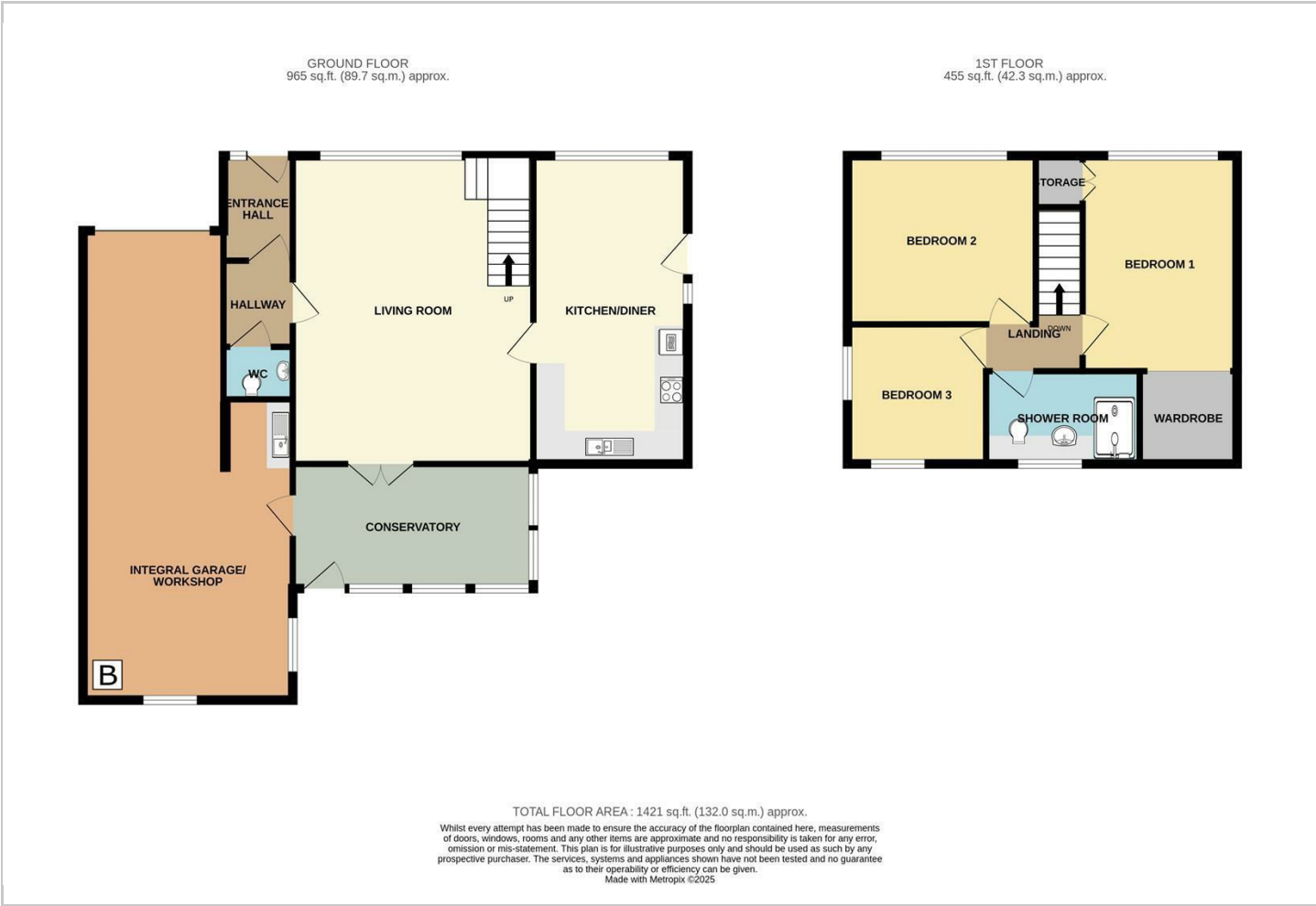
Hybrid Map



Terrain Map



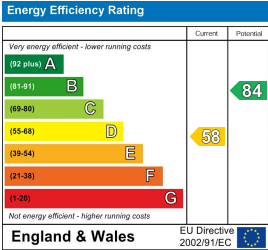
Floor Plan



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.