

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 27 Porth Bean Road

Newquay, TR7 3JF

Guide Price £125,000





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## The Apartment

Camel Coastal & Country are delighted to offer to the market this well presented apartment on the outskirts of Newquay Town. Available chain free the property offers accommodation comprising a good size living room, double bedroom, modern shower room and kitchen.

To the outside the property has the great advance over many apartments of both front and rear gardens, the rear are enclosed and laid to lawn with a 9'9" x 6'0" Block outbuilding. Heating for the apartment is gas central heating and all the windows are double glazed.

Within a short walk or drive of Newquay's famous golden sands and array of shops, restaurants, and entertainment areas. There is also a Co-op supermarket within a 100m walk.

## Entrance Hall

Large Storage cupboard

## Kitchen

10'10 x 5'6 (3.30m x 1.68m)

## Shower Room

6'3 x 5' (1.91m x 1.52m)

## Living Room

15'1 x 9'10 (4.60m x 3.00m)

## Bedroom

12'5 x 9'4 (3.78m x 2.84m)

## Gardens

To both the front and the rear of the property are lawned gardens. The rear are enclosed with mature hedge borders.

## Outbuilding

9'9 x 6' (2.97m x 1.83m)

## Directions

Sat Nav: TR7 3JF

What3words: ///evoked.octagon.scrubbing

For further information please contact Camel Coastal & Country

## Property and Lease Information

Age of Construction: 1960

Construction Type: Block

Heating: Mains Gas Central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: C72

Tenure: Leasehold

Lease Term: Expires 12/09/2124 (99 years remaining from the 125 year lease. As of 2025)

Ground rent is £10 per year (1st April 24 to 31st March 25).

Insurance is £46.92 per year (1st April 24 to 31st March 25).

No service charge as far as the seller is aware, just ground rent and insurance.

## Agents Notes

Tel: 01872 571454

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, 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



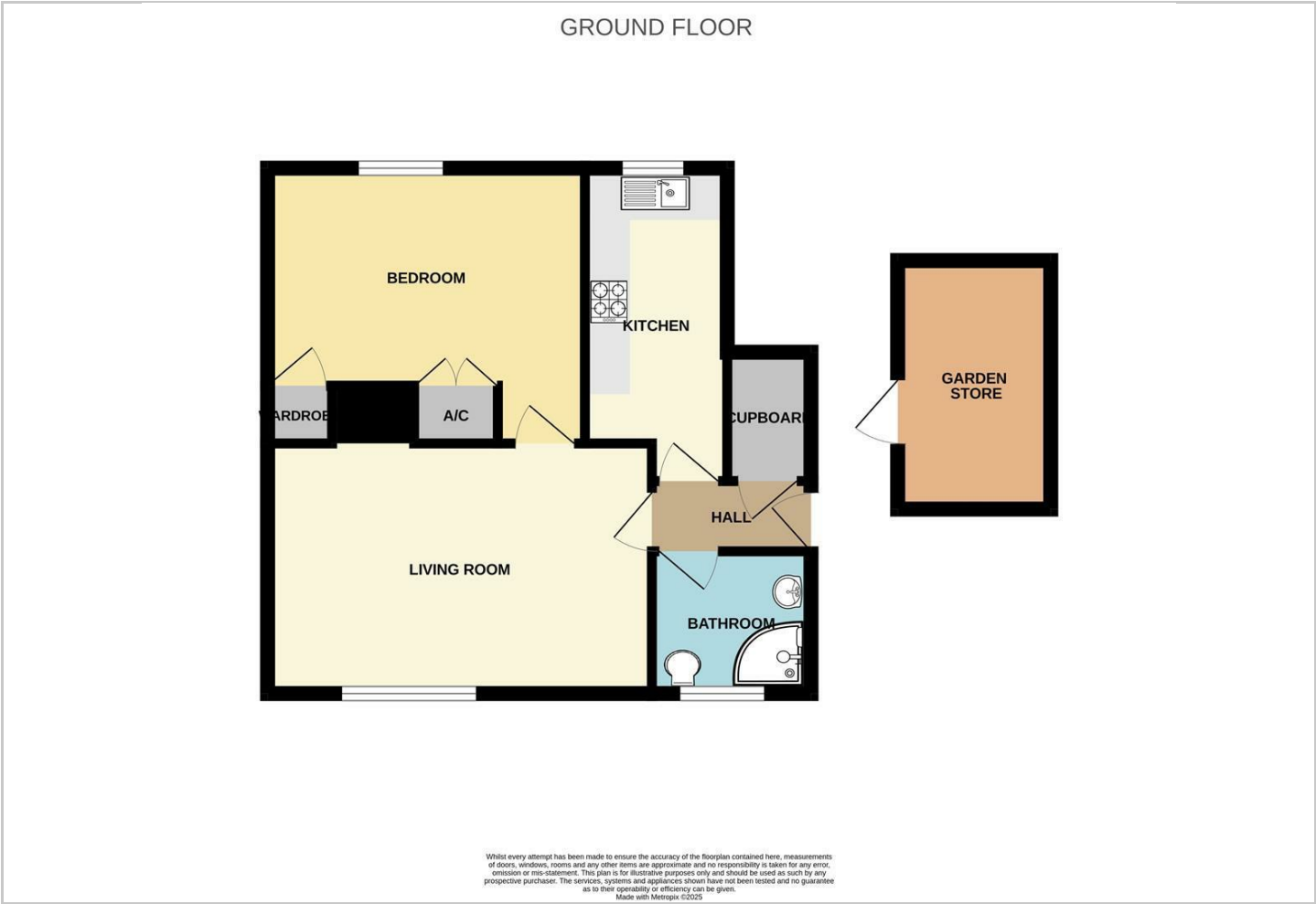
Hybrid Map



Terrain Map



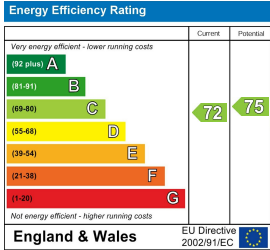
Floor Plan



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.