

EST. 1999

CAMEL

COASTAL & COUNTRY



16 Tregundy Road

Perranporth, TR6 0EF

Guide Price £175,000



16 Tregundy Road

Perranporth, TR6 0EF

Guide Price £175,000



The Property

Situated in a popular residential area towards the top end of Perranporth, 16 Tregundy Road offers a fantastic opportunity to create a lovely family home. This three-bedroom, double-fronted end terrace property benefits from generous living space - with a good sized living room but an additional room that is perfect for a home office or dining room.

Full accommodation comprises the living room, dining room/office, kitchen, and W.C on the ground floor as well as, three bedrooms a bathroom and W.C on the first floor.

Outside, the property enjoys generous sized gardens to both the front and rear, offering potential for landscaping,

While the home is in need of much modernisation and general refurbishment throughout, it presents a wonderful blank canvas for buyers seeking a project in a sought-after location.

Camel Coastal and Country believe this property to be suited to a cash buyer more than those looking to raise money from a mortgage. However those with smaller mortgages could look to benefit from this project. We can provide mortgage advice if needed via an independent advisor.

Entrance Hall

10'7 x 5'1 (3.23m x 1.55m)

Living Room

17'11 x 11'7 (5.46m x 3.53m)
narrowing to 10'0

W.C

5'4 x 2'7 (1.63m x 0.79m)

Kitchen

11'7 x 6'10 (3.53m x 2.08m)

Dining Room/Office

17'11 x 6'0 (5.46m x 1.83m)
plus 5'3 x 2'7

Landing

Bedroom One

14'11 x 9'5 (4.55m x 2.87m)

Bedroom Three

11'8 x 8'0 (3.56m x 2.44m)

Bedroom Two

11'10 x 8'6 (3.61m x 2.59m)

Bathroom

5'6 x 4'11 (1.68m x 1.50m)

W.C

5'5 x 2'7 (1.65m x 0.79m)

Gardens

There are enclosed gardens to the front and the rear. These currently need some work but will make a lovely sized, private garden for any family.

Directions

Sat Nav: TR6 0EF

What3words: ///ramps.online.accordion

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 1960s
Construction Type: Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: F32
Tenure: Freehold

Agents Notes

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



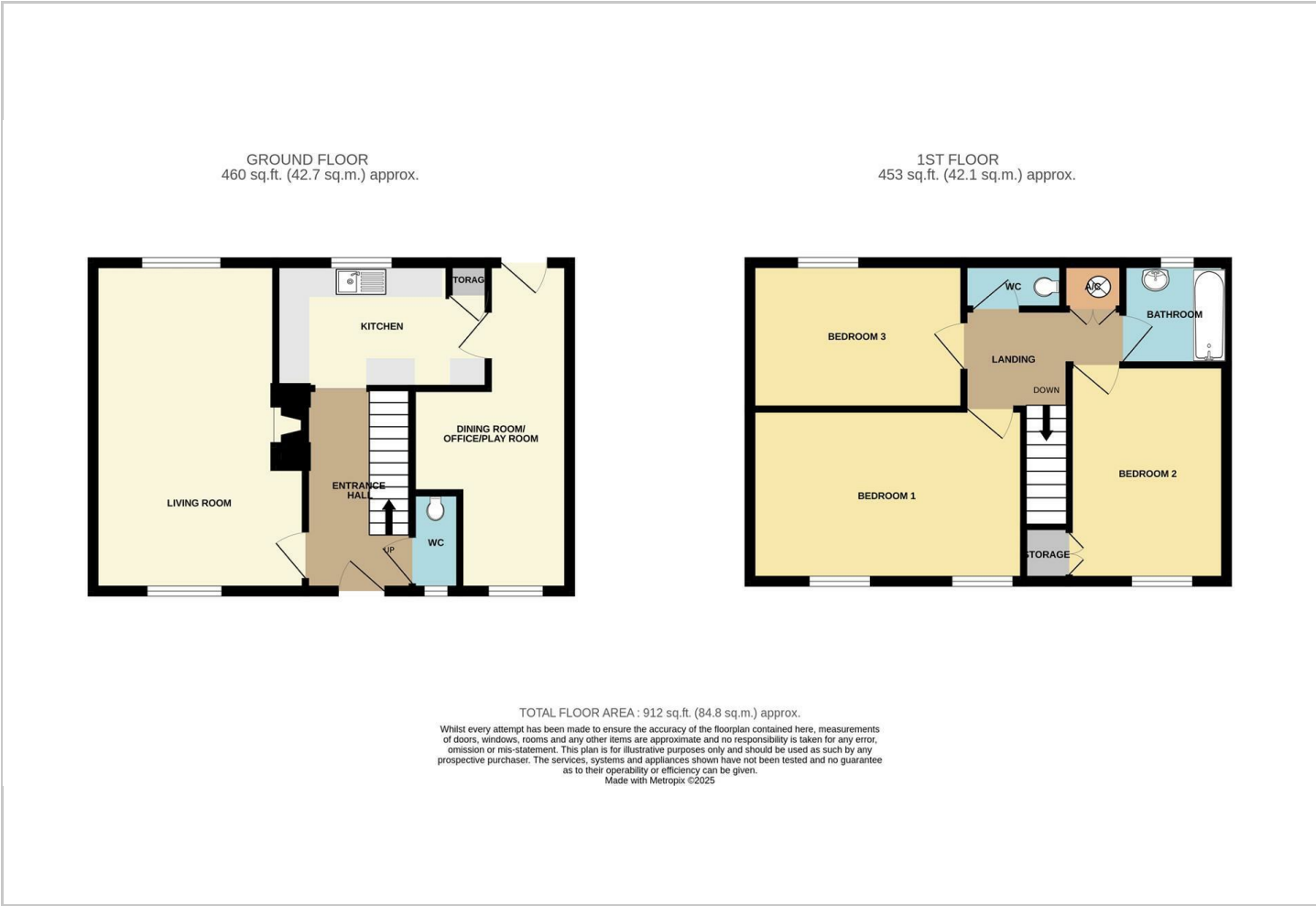
Hybrid Map



Terrain Map



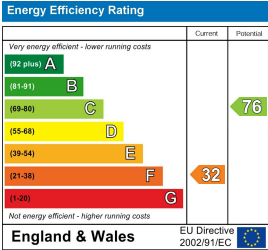
Floor Plan



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.