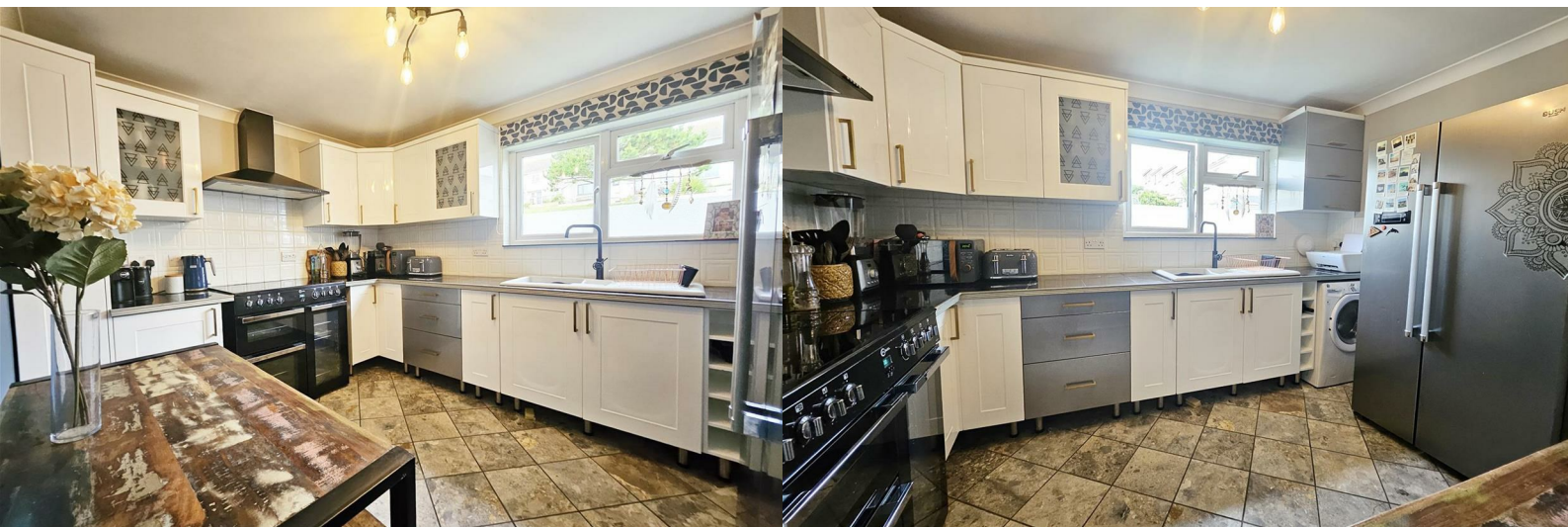




Flat 53 Tregundy Road

Perranporth, TR6 0EF

Guide Price £180,000



Flat 53 Tregundy Road

Perranporth, TR6 0EF

Guide Price £180,000



The Property

This top-floor two bedroom apartment offers stunning rural views and is perfect for first-time buyers and locals looking to downsize. Available under a Section 157 agreement, this apartment is ideal for those who have lived and worked in Cornwall for the past three years.

It is presented to a high standard, featuring two bedrooms, a charming living room with rural views, a well-fitted kitchen, a bathroom, and a handy utility/storage cupboard. All of this is set off a spacious and welcoming entrance hall. In the hallway you will also find access to the attic that offers large storage that covers the whole space of the apartment.

Outside, the property boasts communal rear gardens with an elevated seating area, perfect for outdoor relaxation and taking in the scenic rural vista.

At the front, ample on-street parking is available, and the apartment is just a short walk from Perranporth, Droskyn Point, and Perranporth Beach.

Perranporth is renowned as one of Cornwall's premier coastal holiday destinations, but it also offers a vibrant year-round community. The town features day-to-day shops, a choice of supermarkets, coffee shops, restaurants, and various sporting facilities. These include an 18-hole links golf course, football and rugby clubs, tennis and lawn bowls clubs, and open-water swimming clubs. And of course, there's the excellent surf.

Communal Entrance Hall and Landing

Entrance Hall

11'7 x 5'11 (3.53m x 1.80m)

Living Room

15'0 x 11'6 (4.57m x 3.51m)

Kitchen/Diner

11'9 x 9'2 (3.58m x 2.79m)

Bedroom One

11'6 x 9'6 (3.51m x 2.90m)

Bedroom Two

9'10 x 6'4 (3.00m x 1.93m)

Bathroom

7'9 x 6'3 (2.36m x 1.91m)

Storage/Utility

6'7 x 3'6 (2.01m x 1.07m)

Gardens

To the rear you will find the communal gardens that are laid to lawn with an elevated seating area. There is access into the apartments from the front and the rear.

Parking

Parking can be found on-street. There is no allocated parking.

Directions

Sat Nav: TR6 0EF

What3words: ///deflated.beats.composer

For further help please call Camel Homes.

Property Information

Age of Construction: between 1967 and 1975

(Assumed)

Construction Type: Block (Assumed)

Heating: Eco. 7 Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: D

Tenure: Leasehold

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

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.

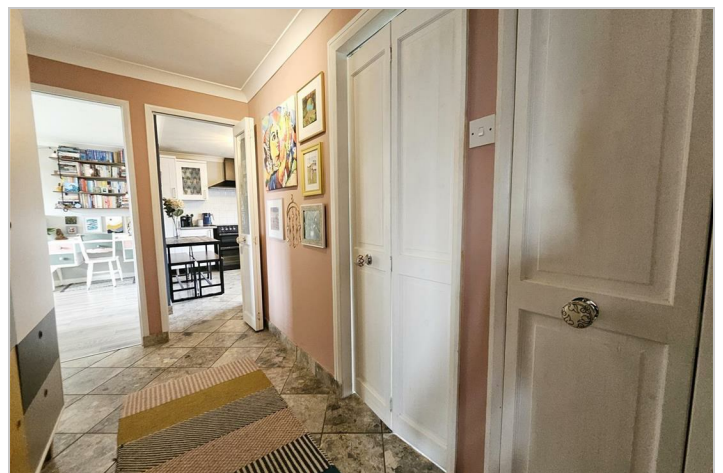
PROPERTY MISDESCRIPTIONS

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.



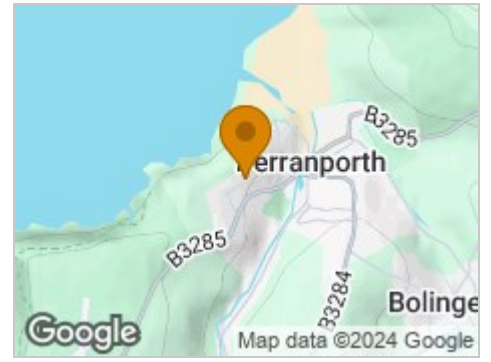
Road Map



Hybrid Map



Terrain Map



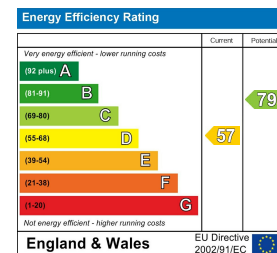
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.