



CLIVEPEARCE
Now you're moving

3 Bedrooms

Cottage - Detached

Guide Price

£300,000

Located in

Perranporth





Denver Cottage Lower Bolenna

Perranporth | Cornwall | TR6 0JD



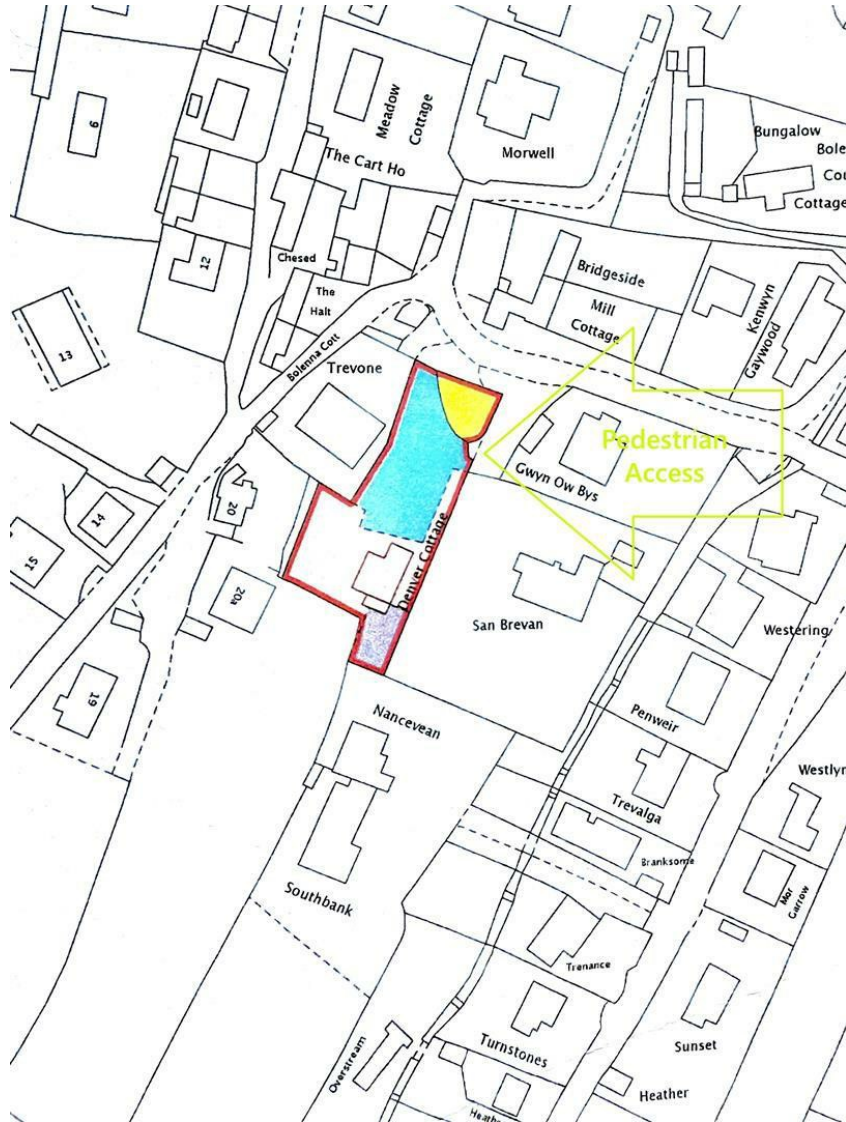
RENOVATION PROJECT FOR CASH BUYERS ONLY - A unique and historic character cottage with a wealth of charm and located a relatively short walk from PERRANPORTH BEACH yet tucked away. The cottage requires comprehensive refurbishment and updating but has the potential to be a wonderful home. The gardens are substantial and more extensive than they first appear. Currently access is only pedestrian and there is no parking at the property. Please also note; there is a grave in the garden which we understand should not be exhumed, demolished or interfered with. PLEASE READ THE DETAILS IN FULL BEFORE ENQUIRING. NO ONWARD CHAIN.

Denver Cottage Lower Bolenna

£300,000 Freehold



- Character cottage for COMPLETE RENOVATION
- Substantial gardens
- CASH BUYERS ONLY
- Currently 3 bedrooms/ two receptions
- Excellent PERRANPORTH location
- There is a grave in the garden (see agent's note)
- NO ONWARD CHAIN
- First floor bathroom



Council Tax Band D

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

31 Lemon Street
Truro
Cornwall
TR3 7QB



CLIVEPEARCE
Now you're moving

Miranda@clivepearceproperty.com

01872 272622