



CLIVEPEARCE
Now you're moving

5 Bedrooms

Bungalow - Detached

Asking Price

£300,000

Located in

Perranporth



www.clivepearceproperty.com



Upper Hillcrest

Perranporth | Cornwall | TR6 0LA



A spacious and flexible renovated detached bungalow with versatile accommodation offering up to five bedrooms. The property is **SUITABLE FOR CASH BUYERS ONLY** having been classified previously as mundic grade C but does offer a great deal of further potential. Refitted kitchen, modern family bathroom and en-suite. Far reaching views and off street parking. Ideal investment or holiday home. **NO ONWARD CHAIN.**

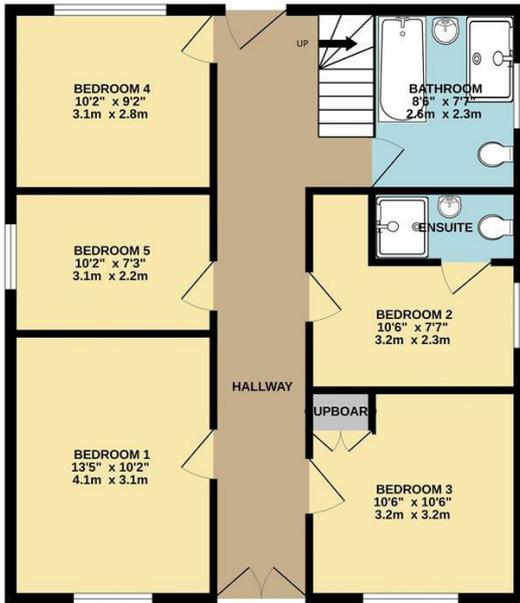
Upper Hillcrest

£300,000 Freehold



- Flexible up to five bedrooms
- Recently updated
- Modern family bathroom and en-suite
- NO ONWARD CHAIN
- Walkable to beach and coast path
- CASH BUYERS ONLY mundic grade C
- Refitted kitchen
- Off street parking
- Ideal investment
- Far reaching views

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band B

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			76
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

31 Lemon Street
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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