

EST. 1999

CAMEL

COASTAL & COUNTRY



34 Eglos Road

Shortlanesend, TR4 9BZ

Guide Price £280,000



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The Property

CHAIN FREE – A well-presented three bedroom semi-detached house, originally built in the 1970s, situated at the end of a quiet cul-de-sac and offering bright and spacious accommodation with the benefit of a large conservatory extension overlooking the gardens.

The property briefly comprises an entrance hall, a bright living room/diner with a front-facing window and French doors opening into the conservatory, creating a lovely additional living space. The kitchen provides access to the rear of the property, while the three bedrooms and bathroom complete the accommodation.

Outside, the property enjoys generous enclosed gardens, ideal for families and entertaining, together with an attached garage and driveway parking.

Located in a peaceful position with no through traffic, this attractive home offers a wonderful opportunity for those seeking a well-maintained property in a desirable residential setting, offered for sale with no onward chain.

Entrance Hall

12'5 x 6'1 (3.78m x 1.85m)

Living Room

23'7 x 11'5 (7.19m x 3.48m)

Kitchen

11'2 x 9'2 (3.40m x 2.79m)

Conservatory

17'6 x 9'3 (5.33m x 2.82m)

Landing

Bedroom One

11'9 x 11'0 (3.58m x 3.35m)

Bedroom Two

11'7 x 11'0 (3.53m x 3.35m)

Bedroom Three

8'11 x 6'6 (2.72m x 1.98m)

Bathroom

5'5 x 5'0 (1.65m x 1.52m)

Gardens

The gardens are enclosed, laid to lawn with a raised decked seating area and can be accessed from the conservatory. There is also access from the rear gardens into the garage and handy side access.

Garage

15'9 x 8'4 (4.80m x 2.54m)

Attached garage with rear access.

Parking

There is driveway parking to the front of the garage.

Directions

Sat Nav: TR4 9BZ

What3words: ///good.acting.dads

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1970

Construction Type: Timber Frame

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: E

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



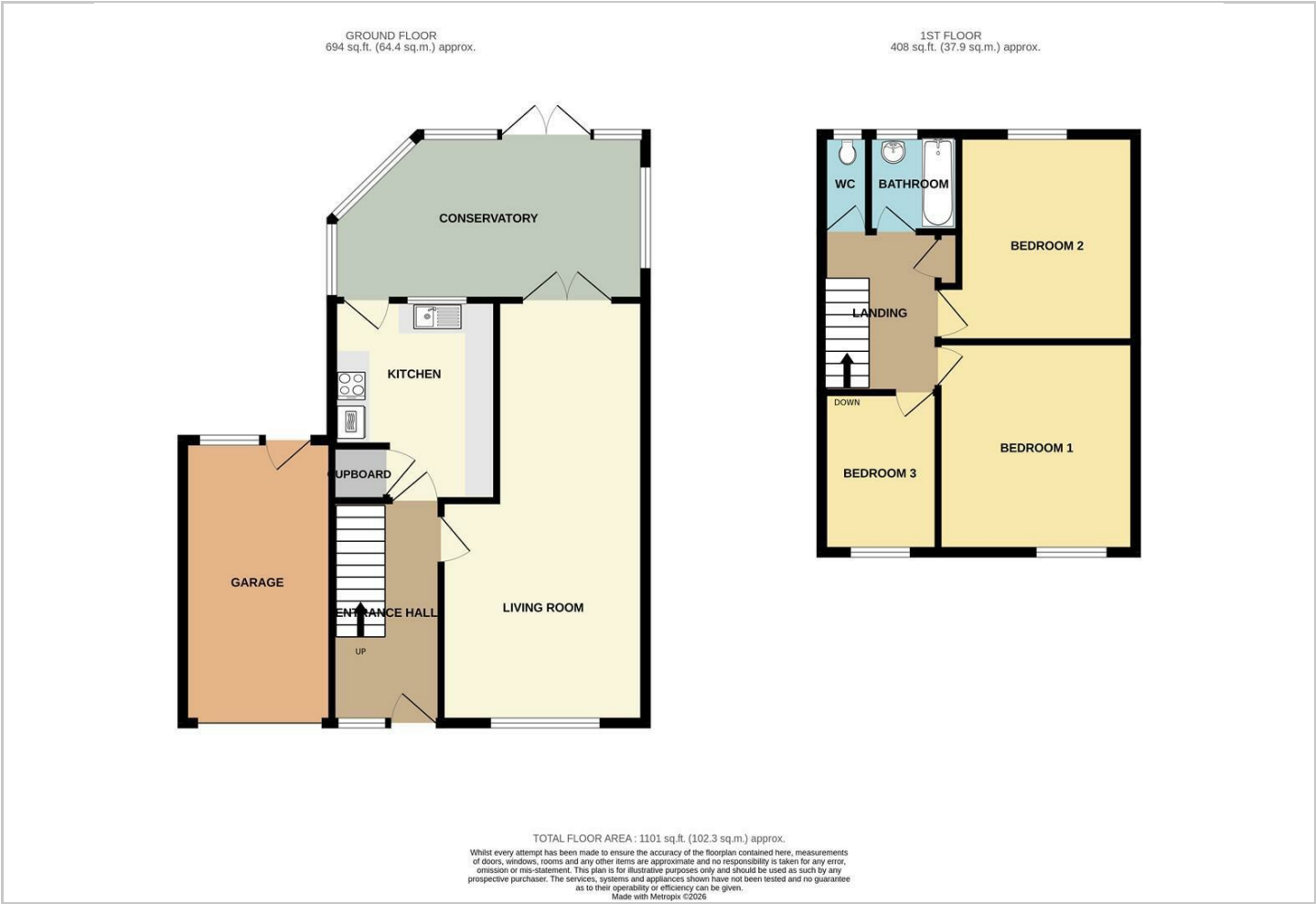
Hybrid Map



Terrain Map



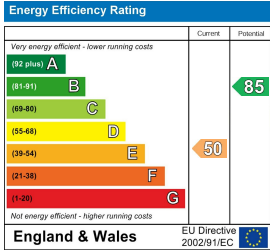
Floor Plan



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.