

EST. 1999

C A M E L

COASTAL & COUNTRY



22 Budnic

Perranporth, TR6 oDB

Guide Price £239,950



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The Property

Located a short walk from Perranporth's golden sands and vibrant town centre, this three-bedroom home benefits from parking and a generous rear garden backing onto open fields.

Offered to the market with no onward chain, the accommodation comprises an entrance hall, light-filled kitchen/diner with useful utility room, and a separate living room on the ground floor. To the first floor are three bedrooms and a wet room with separate WC.

Externally, the property enjoys a generous rear garden backing onto fields, providing a pleasant open outlook. To the front, there is off-road parking with further potential to create additional parking if required, subject to any necessary consents. A useful storage shed is also positioned on a hardstanding area.

Situated on the edge of Perranporth, the property is within easy walking distance of everything required for day-to-day coastal living. The town offers a wide range of shops, supermarkets, cafés and eateries, along with excellent leisure facilities including tennis, golf, football, rugby and lawn bowls clubs.

The highlight is the nearby three-mile stretch of golden sandy beach, ideal for surfing, coastal walks or simply enjoying the scenery. The beach is dog-friendly year-round, making it perfect for daily walks, while sea swimming groups and surf culture are a key part of the local lifestyle.

The property is of Cornish Unit construction and is therefore available to cash buyers only. Many of the Cornish Units on this road have been rebuilt under a PRC Certificate, converting them to standard construction and making them fully mortgageable.

Entrance Hall

8'5 x 6'3 (2.57m x 1.91m)

Living Room

15'0 x 10'8 (4.57m x 3.25m)

Kitchen

13'4 x 8'5 (4.06m x 2.57m)

Utility Room

9'2 x 4'7 (2.79m x 1.40m)

Landing

Bedroom One

10'11 x 9'5 (3.33m x 2.87m)

Bedroom Two

12'1 x 8'9 (3.68m x 2.67m)

Bedroom Three

8'1 x 5'11 (2.46m x 1.80m)
Max. measurement. 8'9 x 8'1

Wetroom

5'6 x 4'9 (1.68m x 1.45m)

W.C

5'6 x 2'6 (1.68m x 0.76m)

Gardens

The property benefits from large, well maintained gardens to the rear, these are lawned with flower bed borders as well a hard standing area off the utility room. There is also a good sized storage shed.

Driveway Parking

to the side of the property there is parking on the driveway for one car. Beyond this there is a further area that is lawned, perfect for extending the driveway to create additional parking.

Directions

Sat Nav: TR6 oDB

What3words: ///somewhere.knots.touches

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1952

Construction Type: Concrete slab, Cornish Unit

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains: Mains

Council Tax: A

EPC: E

Tenure: Freehold

Restrictions: Section 157 - Available for local buyers. Any interested party would have to have lived or worked within Cornwall for at least three years.

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.



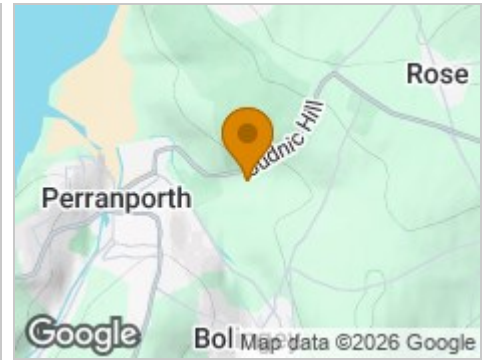
Road Map



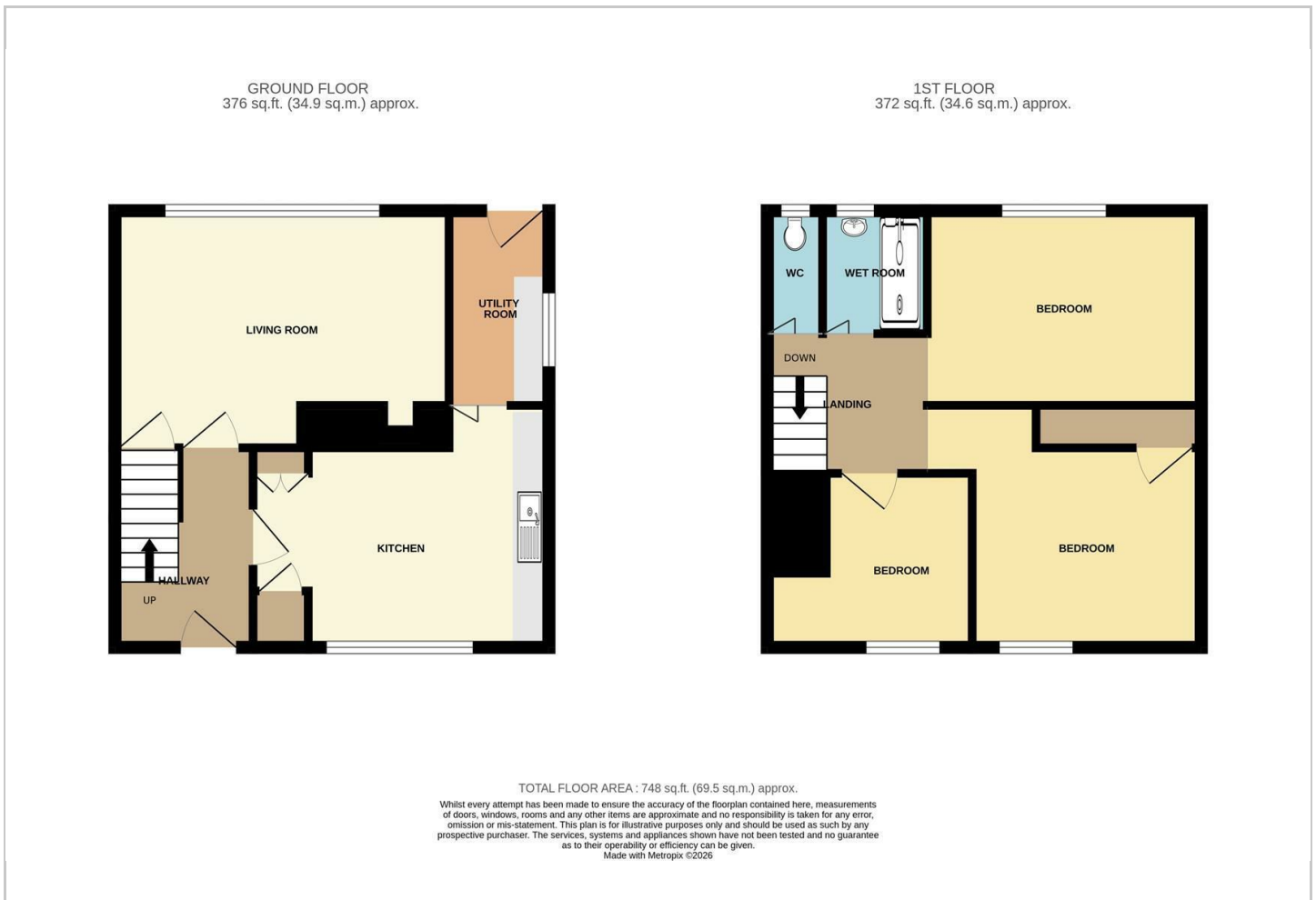
Hybrid Map



Terrain Map



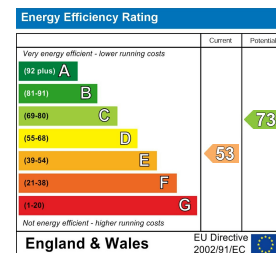
Floor Plan



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