

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 7 Bolingey Chapel Flats Chapel Hill

Bolingey, TR6 oDQ

Asking Price £325,000





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## The Property

Generously proportioned three bedroom maisonette in the beautiful rural hamlet of Bolingey, near Perranporth. Converted from the former Methodist Chapel and Sunday School. Offering spacious living accommodation including a large lounge/diner, kitchen/breakfast room, family bathroom and three upstairs double bedrooms.

Outside there are attractive communal gardens and a large residents' parking area. The property occupies a prominent position just off Chapel Hill, allowing far-reaching countryside views and within easy walking distance of the newly constructed cycle path that path that leads into Perranporth and then onto Goonhavern, as well as the popular village pub and Perranporth beach and village centre.

The property has recently undergone an internal makeover, with new carpets, heating, kitchen and tasteful decoration throughout. It truly is ready to move into and perfect for a full time home or lock-up-and-leave holiday home.

## Entrance Hall

### Living Room/Diner

25'2 x 12'6 (7.67m x 3.81m)

## Kitchen

11'7 x 11'4 (3.53m x 3.45m)

## Rear Porch

## Bathroom

8'3 x 8'1 (2.51m x 2.46m)

## Landing

## Master Bedroom

17'5 x 10'11 (5.31m x 3.33m)

## Bedroom Two

12'6 x 11'7 (3.81m x 3.53m)

## Bedroom Three

11'7 x 11'5 (3.53m x 3.48m)

## Outside of the property

To the outside of the property you will find a secluded seating area where the owners love and enjoy the peaceful rural setting of Bolingey Chapel.

## Parking

There are two parking spaces for each property as well as guest spaces.

## Directions

Sat Nav: TR6 0DQ

What3words: ///loitering.saddens.widgets

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: Stone and Block

Construction Type:

Heating: Electric Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: E39/C75

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



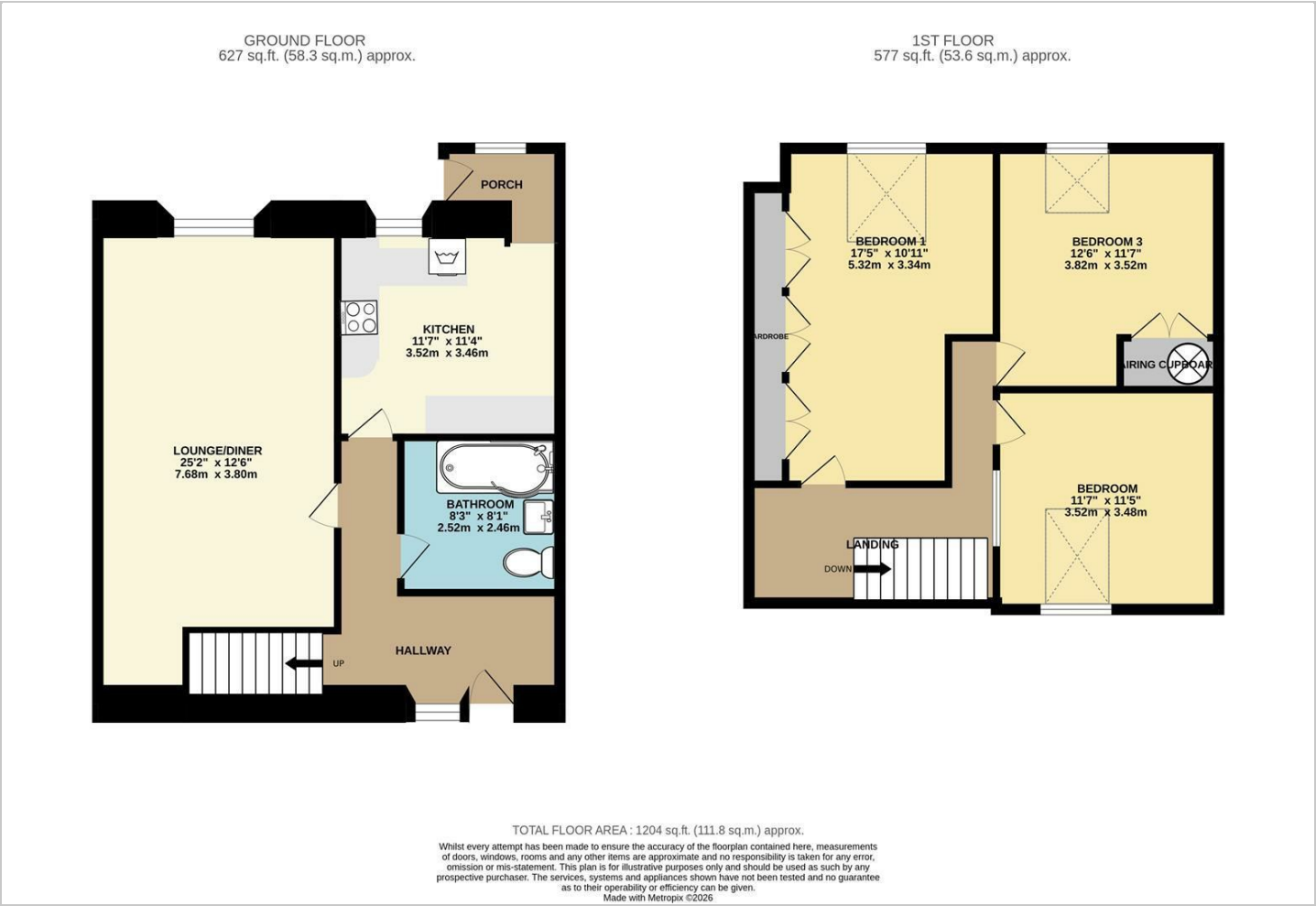
Hybrid Map



Terrain Map



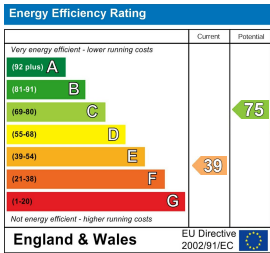
Floor Plan



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.