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CAMEL

COASTAL & COUNTRY



Edelweiss Penwartha Road

, Bolingey, TR6 0DH

Guide Price £369,950

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The Bungalow
Edelweiss is a detached three-bedroom bungalow situated in the heart of the popular rural village of Bolingey.

The accommodation currently comprises three bedrooms, a living room, kitchen and shower room. Requiring modernisation throughout, the property presents an excellent opportunity for buyers to reconfigure the layout to suit their individual needs, or simply update and refurbish the existing accommodation to create a wonderful family home.

Occupying a generous corner plot, the bungalow benefits from front and rear gardens, driveway parking and a garage.

Bolingey is a charming Cornish village centred around a traditional village pub and restaurant, with beautiful countryside walks on the doorstep. The vibrant coastal town of Perranporth is just a short walk or drive away, offering an excellent range of shops, cafés, restaurants, pubs and leisure facilities, along with the expansive golden sandy beach for which the area is renowned.

Entrance Hall

Kitchen
10'5 x 10'0 (3.18m x 3.05m)

Living Room
14'2 x 10'11 (4.32m x 3.33m)

Bedroom One
10'10 x 10'6 (3.30m x 3.20m)

Bedroom Two
10'11 x 9'11 (3.33m x 3.02m)

Bedroom Three
7'11 x 7'8 (2.41m x 2.34m)

Shower Room
6'5 x 5'7 (1.96m x 1.70m)

Gardens
To the front you will find lawned gardens with mature hedge and shrub borders, from here a path leads to the front door and int turn to the rear, enclosed garden that is a good size and also laid to lawn.

Garage
16'0 x 8'4 (4.88m x 2.54m)

Parking
The driveway that leads to the garage, provides parking for 2/3 cars.

Directions
Sat Nav: TR6 0DH
What3words: ///lightbulb.dragon.grabs

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1960/70 (assumed)
Construction Type: Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
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.

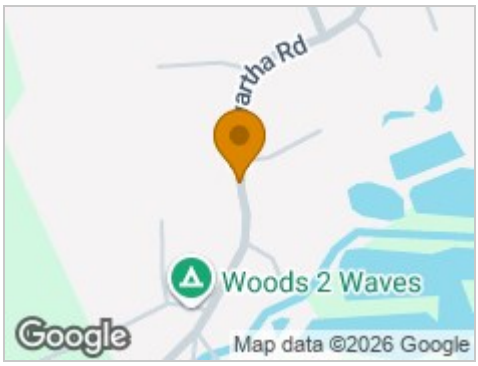








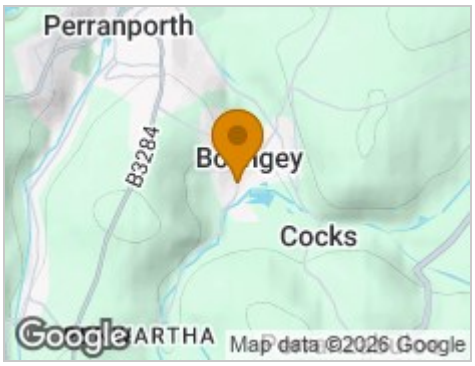
Road Map



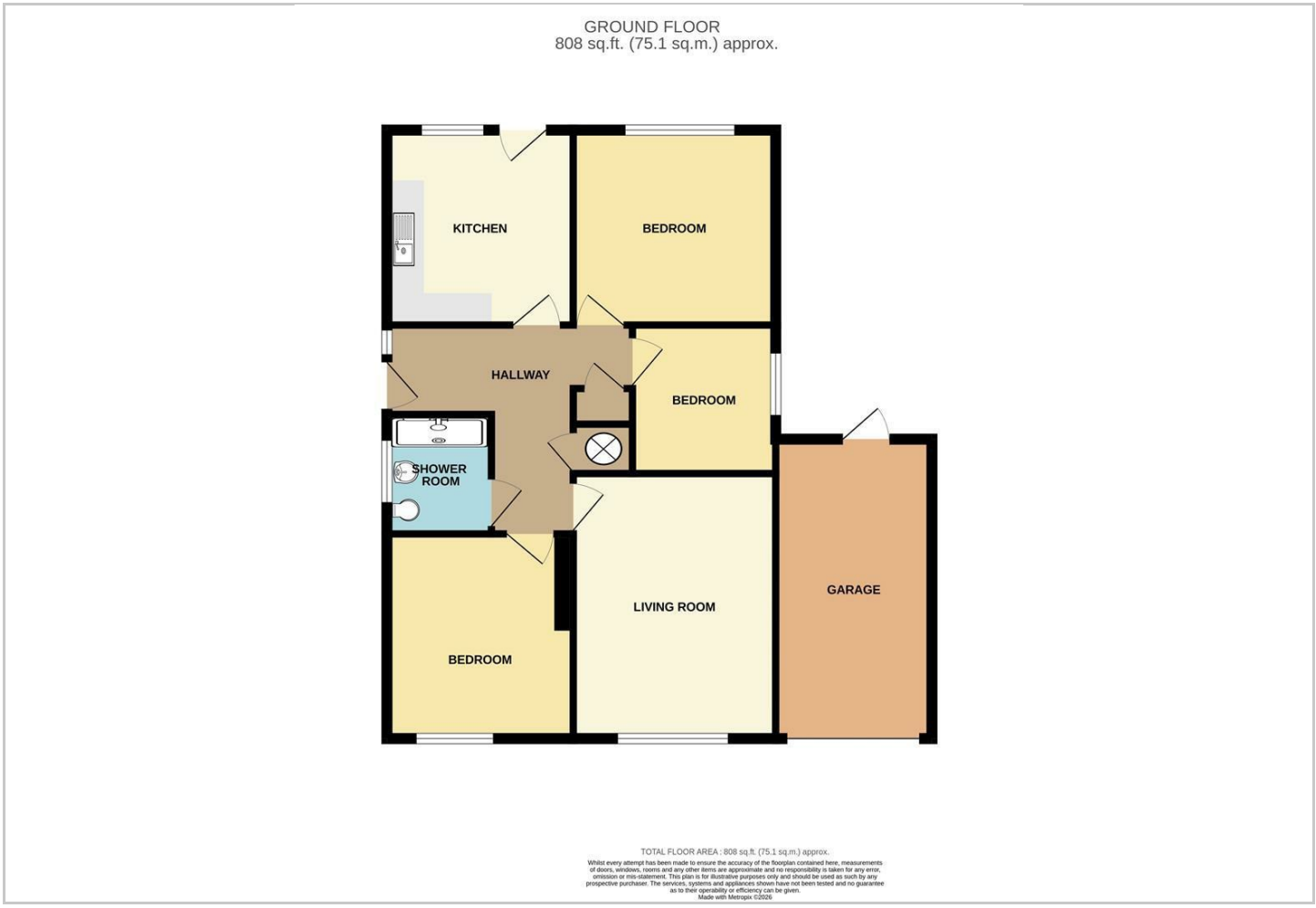
Hybrid Map



Terrain Map



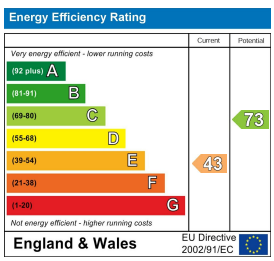
Floor Plan



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.

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