

EST. 1999

CAMEL

COASTAL & COUNTRY



4 St Georges Hill

Perranporth, TR6 0DZ

Guide Price £265,000



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The Property

This three-bedroom semi-detached home in St Georges Hill offers spacious accommodation, good-sized gardens and plenty of potential for those looking for a property to make their own. Requiring updating throughout, the house also has scope for extension, subject to the necessary planning permissions.

The accommodation starts with an entrance porch and hallway, with stairs to the first floor and a door leading into a large living/dining room. From here, there is access through to the kitchen. Upstairs, there are three bedrooms and a family bathroom.

Outside, lawned gardens extend around the front, side and rear of the property, with a block-built utility room, detached garage and driveway parking. There is also room to consider extending the house, subject to the relevant consents.

The property is of Mundic construction and is being offered to cash buyers only. An opportunity for buyers seeking a home with space, potential and the chance to put their own stamp on it.

Entrance Porch

5'4 x 4'6 (1.63m x 1.37m)

Living Room

20'4 x 11'1 (6.20m x 3.38m)

Kitchen

13'1 x 8'8 (3.99m x 2.64m)

Landing

Bedroom

8'9 x 7'5 (2.67m x 2.26m)

Bathroom

5'3 x 5'3 (1.60m x 1.60m)

Bedroom

10'0 x 9'6 (3.05m x 2.90m)

Bedroom

15'11 x 9'11 (4.85m x 3.02m)

Utility Room

9'6 x 5'11 (2.90m x 1.80m)

Garage

awaiting measurements (awaiting measurements)
Detached garage with parking to the front on the driveway, for three cars.

Gardens

The gardens are predominantly laid to lawn. They are enclosed to the rear and wrap around the side and front. From the rear gardens there are far reaching views over Perranporth to Perrancombe.

Directions

Sat Nav: TR6 0DX

What3words: ///dabble.dish.paler

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 1920
Construction Type: Block (Mundic)
Heating: Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC:
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



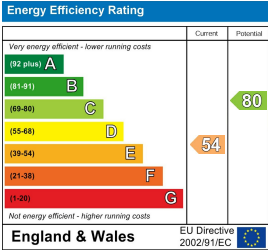
Floor Plan



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.