

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 30 Tywarnhayle Road

Perranporth, TR6 0DX

Guide Price £450,000



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## The Property

This detached property is currently arranged as a two bedroom bungalow with a one-bedroom annexe on the lower ground floor.

For buyers seeking a single dwelling, a hatch between the two floors marks the position of a former staircase, which could easily be reinstated to reconnect the levels.

In its current configuration, the property is ideal for those wanting a bungalow-style home with additional accommodation for either older or younger family members. It would also suit buyers looking for a coastal property with income potential, whether through holiday or residential letting.

Each part of the property has its own parking and outdoor space, allowing them to function as completely independent homes if required. To the rear, there is also a detached garage that provides additional parking.

The full accommodation includes:

The Bungalow(Upper Floor): Living room, kitchen, shower room, two bedrooms, and an attic room.

The Annexe (Lower ground floor) : Open-plan living room/kitchen/diner, double bedroom, and shower room.

30 Tywarnhayle Road is located within a short walk of the cliff path that over looks Perranporth Beach, so in turn provides a lovely walk down to the golden sands Perranporth is famed for as well as being close to everything Perran offers for day to day living or the perfect holiday getaway.

## Ground Floor

### Entranch Porch

10'11 x 3'9 (3.33m x 1.14m)

### Entrance Hall

### Living Room

17'10 x 9'11 (5.44m x 3.02m)

### Kitchen

9'11 x 7'8 (3.02m x 2.34m)

### Shower Room

6'6 x 5'1 (1.98m x 1.55m)

### Bedroom

11'4 x 10'6 (3.45m x 3.20m)

### Bedroom

10'9 x 10'6 (3.28m x 3.20m)

### Attic Room

15'0 x 14'1 (4.57m x 4.29m)

### Lower Ground Floor

### Entrance hall

6'11 x 2'11 (2.11m x 0.89m)

### Kitchen/Living Room

14'5 x 13'0 (4.39m x 3.96m)

### Bedroom

13'3 x 9'11 (4.04m x 3.02m)

### Shower Room

6'4 x 6'3 (1.93m x 1.91m)

### Garage

16'5 x 8'1 (5.00m x 2.46m)

### Parking

There is parking to both the upper and lower parts of the home. With parking for 2 to 3 cars.

## Gardens

The lower apartment benefits from a gated, enclosed courtyard style garden that gives a great degree of privacy and the upper apartment, has a more open garden with flower beds and artificial lawn. This could be fenced off to make a second enclosed garden.

## Directions

Sat Nav: TR6 oDX

What3words: ///teacher.frozen.blanking

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1938

Construction Type: Cavity Block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

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



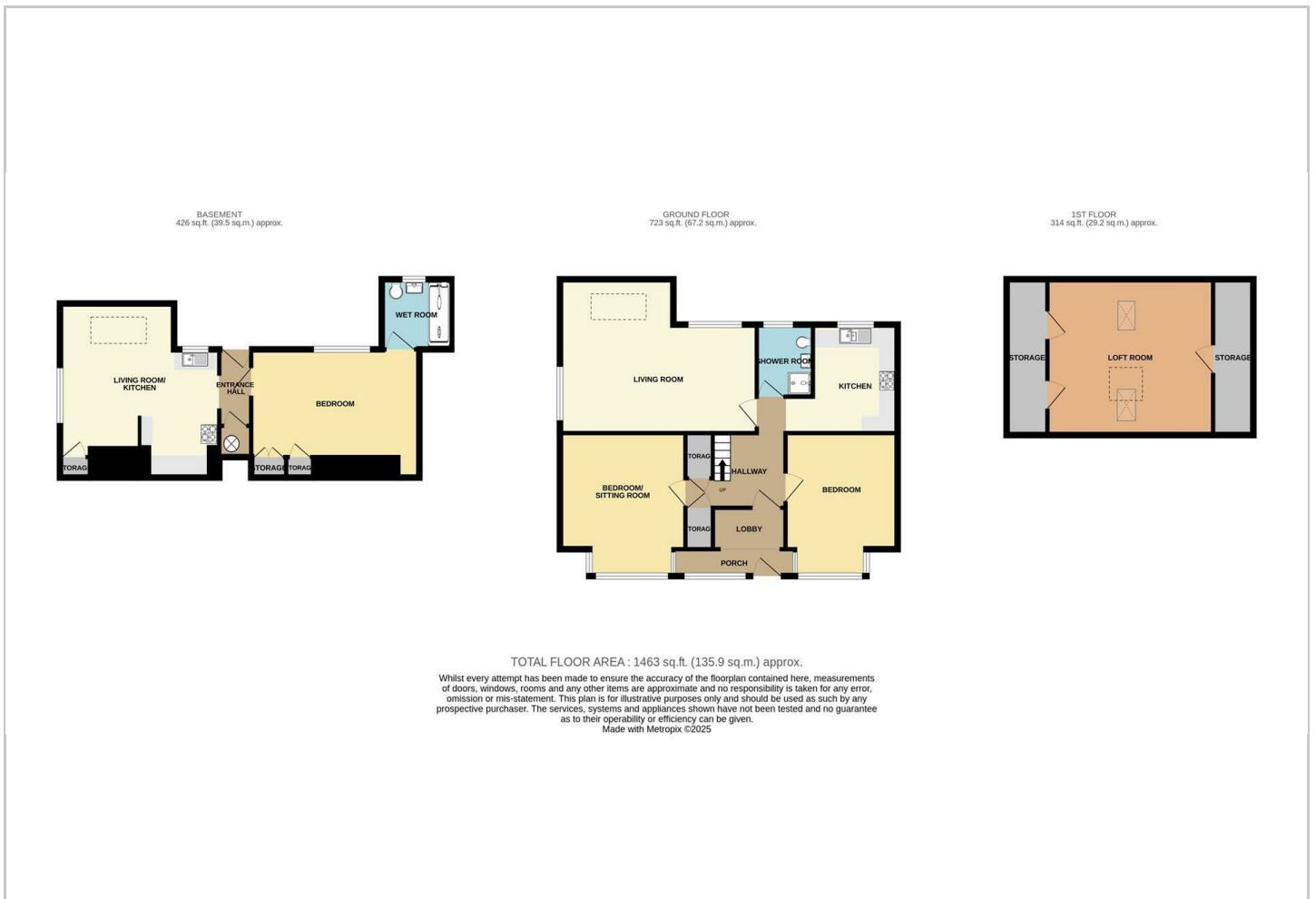
## Hybrid Map



## Terrain Map



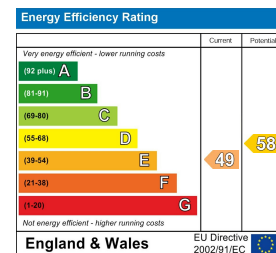
## Floor Plan



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