

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 23 Budnic Estate

Perranporth, TR6 oDB

Guide Price £315,000





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## The Property

Recently renovated throughout, this beautifully presented three-bedroom home is ready to move into. The property makes an ideal first-time buyer's home and is perfect for those looking to move up or down the housing ladder.

Accommodation comprises three bedrooms and a modern shower room on the first floor. A living room, W.C and well finished kitchen/diner on the ground floor. There is also a utility room off the kitchen with access to the rear gardens.

To the outside you will find driveway parking to the front for three cars as well as side access that leads to the main rear gardens. These are considered to be off a good size, are enclosed and benefit from an outside office that makes a pleasant environment for those wishing to work from home or have a studio/workshop.

Budnic estate is located on a level walk to local shops, bus stops and supermarket as well as being a 5 mins walk from Perranporth's famous golden sands. The property does come under a local section 157 agreement meaning any buyer would have to have lived in Cornwall for at least 3 years consistently.

## Living Room

13'0 x 9'0 (3.96m x 2.74m)

## Kitchen/Diner

19'8 x 10'5 (5.99m x 3.18m)

## Utility Room

9'0 x 4'5 (2.74m x 1.35m)

## W.C

## Landing

## Bedroom One

11'11 x 8'7 (3.63m x 2.62m)

## Bedroom Two

11'4 x 9'5 (3.45m x 2.87m)

## Bedroom Three

7'11 x 5'8 (2.41m x 1.73m)

## Shower Room

7'7 x 5'9 (2.31m x 1.75m)

## Gardens

The gardens are located to the rear of the home. They are lawned with flower and shrub beds and a large outbuilding/outside office.

## Parking

There is driveway parking for three cars to the front of the property.

## Directions

Sat Nav: TR6 oDB

What3words: ///decently.spice.splendid

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

## Property Information

Age of Construction: 1950s

Construction Type: Block (Assumed)

Heating: Electric. solar and wood burner.

Electrical Supply: Mains and Solar PV

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: C

Tenure: Freehold

Section 157: The property does come under a local section 157 agreement meaning any buyer would have to have lived in Cornwall for at least 3 years consistently.

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, 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.



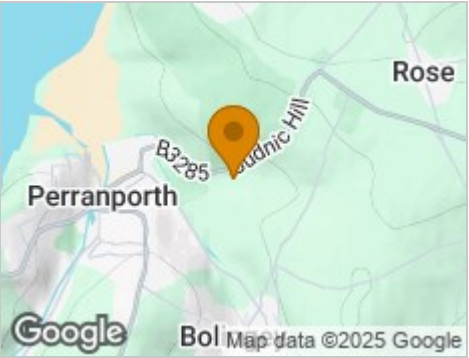
Road Map



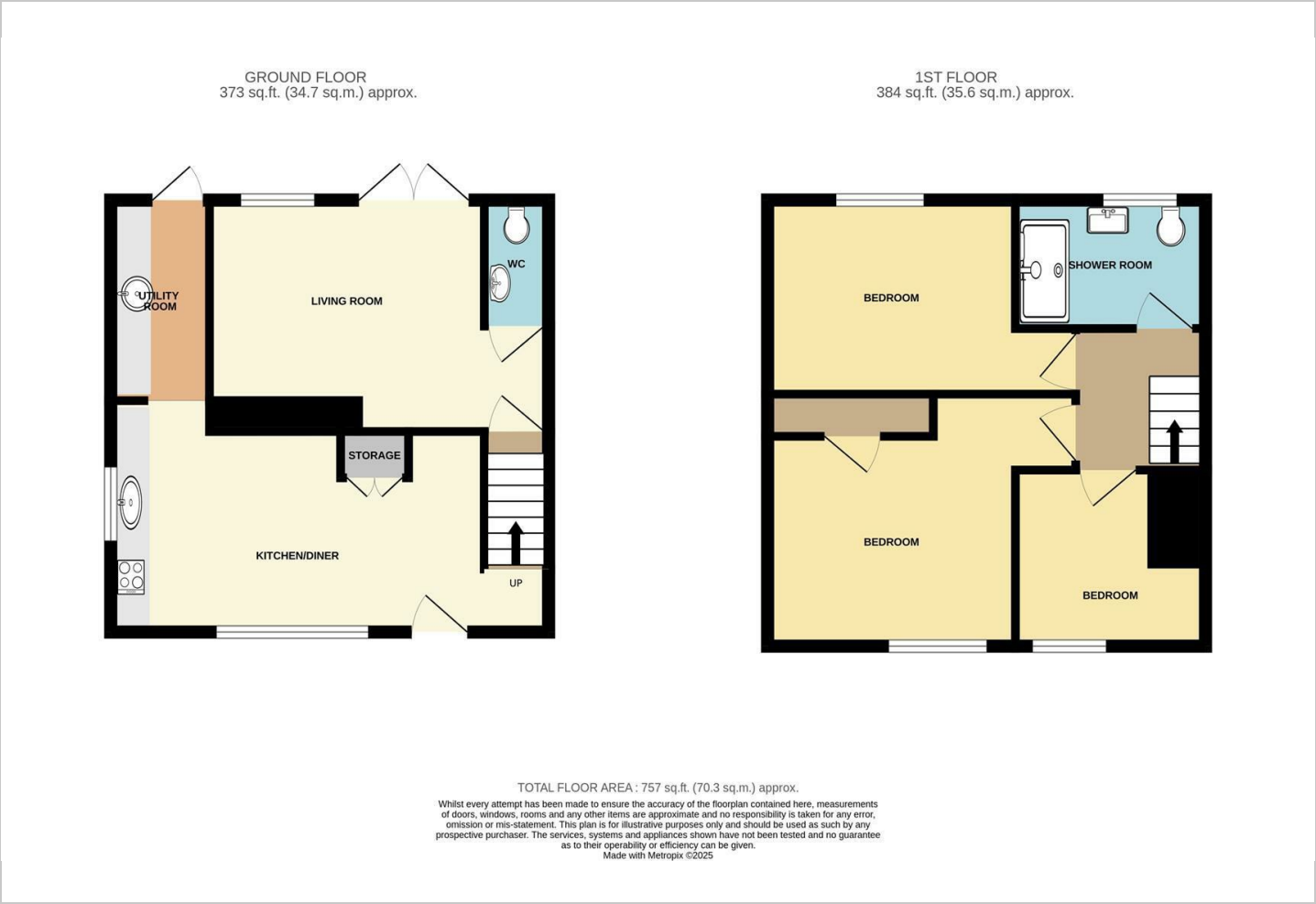
Hybrid Map



Terrain Map



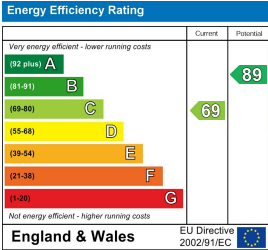
Floor Plan



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.