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C A M E L

COASTAL & COUNTRY



The Bungalow Grannys Lane

Perranporth, TR6 0HB

Guide Price £415,000



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The Bungalow

This CHAIN FREE detached bungalow is centrally located in Perranporth, just a flat walk to the shops, bus stop, cafés, beach and more.

Offering two double bedrooms, a spacious living room and a large conservatory, the property is ideal for those looking to downsize or move into the heart of this popular coastal community.

All accommodation is arranged off the entrance hall and comprises: a living room with fireplace, conservatory with access to the side gardens, two double bedrooms, a shower room, and a kitchen which opens to the rear of the bungalow and provides internal access to the garage.

The garage is larger than average, measuring 29'9" x 11'6", making it perfect for a car with additional space for a workshop or utility area. In front of the garage, a driveway provides off-road parking.

The gardens are laid to the front and side, with a smaller elevated area to the rear. Mature hedging borders the plot, creating a wonderful sense of privacy.

Entrance Hall

14'5 x 3'11 (4.39m x 1.19m)

Living Room

13'11 x 11'5 (4.24m x 3.48m)

Conservatory

12'0 x 11'1 (3.66m x 3.38m)

Bedroom One

12'9 x 10'1 (3.89m x 3.07m)

Bedroom Two

11'6 x 10'11 (3.51m x 3.33m)

Shower Room

7'7 x 6'5 (2.31m x 1.96m)

Kitchen

11'5 x 9'6 (3.48m x 2.90m)

Garage

22'9 x 11'6 (6.93m x 3.51m)

Gardens

The gardens are mainly laid out to the front and side of the property. They are lawned with mature hedging around.

There are steps leading from the side garden up to the rear. This is a small area that is also lawned.

Driveway Parking

To the front of the garage there is driveway parking for one car. The garage is longer than normal, measuring 22'9" long so large enough for a car and storage/workshop or utility areas.

Directions

Sat Nav: TR6 oHB

What3words:

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 1970
Construction Type:Block
Heating: LPG
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: Awaiting
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.



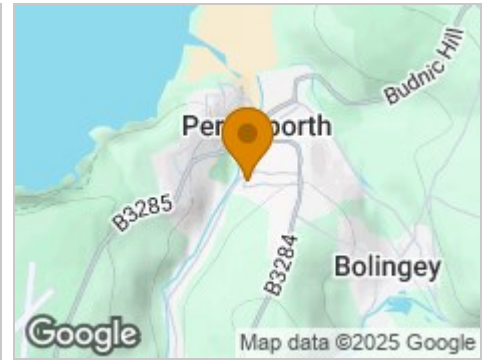
Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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