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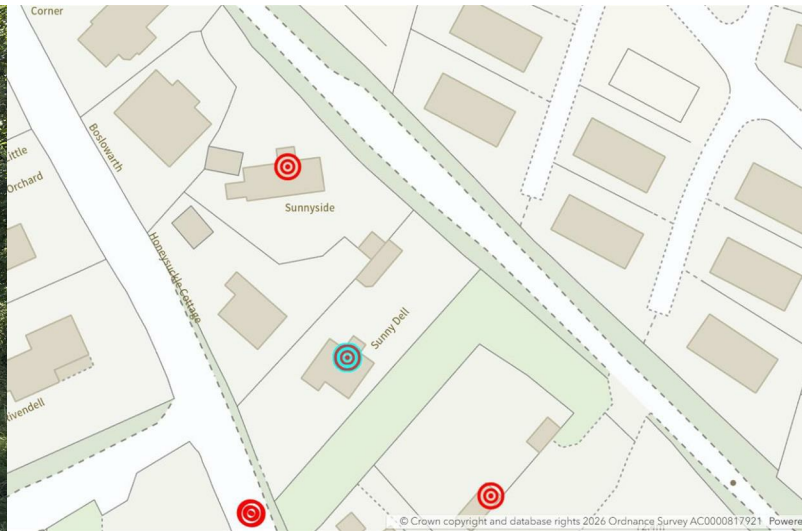
COASTAL & COUNTRY



## Sunnydell Engelly Road

Goonhavern, TR4 9NN

Guide Price £225,000



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## The Bungalow/Plot

Currently this two bedroom, detached bungalow set within a generous plot, within the heart of Goonhavern. The bungalow is of non-standard construction and due to this and any work needed, we strongly believe this to be a redevelopment site.

The plot itself measures approximately 0.16 acres and currently has access from the large frontage/parking area onto Engelly Road. This is a great site for two dwellings (subject to all relevant planning permissions)

Camel Coastal and Country strongly recommend moving quickly if you are looking for a plot to develop a lovely detached home or are a developer looking for a potential building plot.

This is a CASH PURCHASE Only.

## Entrance Hall

## Living Room

14'10 x 10'0 (4.52m x 3.05m)

## Kitchen

10'1 x 8'10 (3.07m x 2.69m)

## Diner

12'11 x 7'1 (3.94m x 2.16m)

## Bedroom

11'4 x 10'0 (3.45m x 3.05m)

## Bedroom

11'4 x 10'1 (3.45m x 3.07m )

## Bathroom

8'7 x 4'7 (2.62m x 1.40m)

## Garage and Parking

awaiting measurements (awaiting measurements )  
This is a tandem, double length garage and parking for 4 to 5 cars.

## Directions

Sat Nav: TR4 9NN

What3words: ///kneeled.informer.finishers

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1960s

Construction Type: Non-standard concrete slab construction

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Septic Tank (Mains available in the road)

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



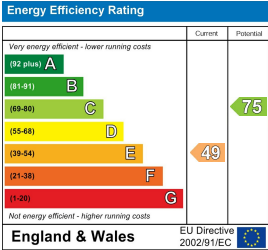
Floor Plan



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.