

EST. 1999

C A M E L

COASTAL & COUNTRY



6 Bolingey Chapel Flats Chapel Hill

Bolingey, Perranporth, TR6 0DQ

Guide Price £285,000



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The Apartment

A beautifully presented ground floor apartment set in the popular village of Bolingey. This period chapel conversion offers two double bedrooms, a modern bathroom and a spacious open-plan living room with a well-fitted kitchen.

The apartment forms part of a converted chapel in Bolingey, just a short distance from the centre of Perranporth. It provides easy access to the village's three-mile sandy beach, which is popular for surfing and family days out, as well as local shops, cafés and the South West Coast Path.

Inside, the open-plan living and kitchen area is bright and practical for day-to-day living and entertaining. Both bedrooms are good-sized doubles. The second bedroom includes a clever hidden retractable double bed with integrated bookshelf storage, making it flexible for guests or other uses. There's a modern bathroom, allocated parking, a communal clothes drying area and an outside space, perfect for BBQs or just to sit, relax and take in the rural views that surround you.

Bolingey is a quiet village with a friendly local pub nearby. Perranporth offers a good range of amenities while the surrounding countryside provides plenty of walks and outdoor activities.

This property suits buyers looking for low-maintenance living in a convenient coastal location,

whether as a main home, second home or rental investment.

Living Room/Family Room

22'8 x 17'4 (6.91m x 5.28m)

Kitchen

8'3 x 7'5 (2.51m x 2.26m)

Inner Hallway

Bedroom One

14'2 x 11'4 (4.32m x 3.45m)

Bedroom Two

14'2 x 10'10 (4.32m x 3.30m)

Bathroom

7'11 x 7'5 (2.41m x 2.26m)

Outside of the Apartment

To the front of the apartment there is a small seated courtyard area that is perfect for sitting out and reading, enjoying a BBQ or just taking in the quiet rural location.

Parking

Chapel Hill Flats has a large communal parking area and the property itself has parking for 2 cars, as well as visitor parking being available.

Directions

Sat Nav: TR6 0DQ

What3words: ///frostbite.headers.parrot

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1830

Construction Type: Stone and Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: D

Tenure: Leasehold

999 Year lease that commenced in 1981.

£92 per month service charge

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

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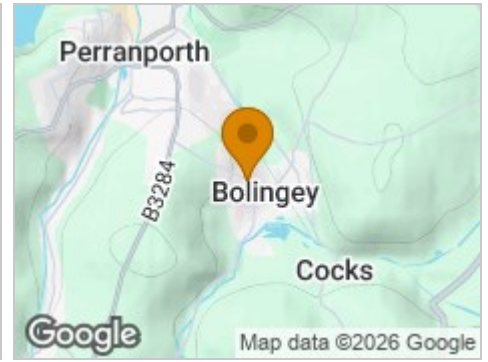
Road Map



Hybrid Map



Terrain Map



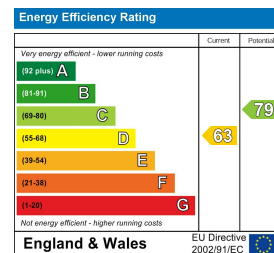
Floor Plan



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.