

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 32 Castle Meadows

,St. Agnes, TR5 0UB

Guide Price £375,000



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## The Property

A rare opportunity to acquire a 3/4 bedroom detached bungalow, tucked away in the quiet cul-de-sac of Castle Meadows.

Set on a generous corner plot, this home enjoys a real sense of space with gardens to all sides and a choice of outdoor seating areas. The property itself offers light and spacious accommodation, featuring a large open-plan living room/kitchen/diner. Subject to the necessary planning permissions, there is potential to extend with a sunroom to the front. From the living room, an inner hallway leads to three bedrooms and a shower room.

The garage, originally positioned to the side of the bungalow, is linked by a long hallway with access to both the front and rear gardens. The current owners have adapted the garage into two rooms: a useful store to the front and, to the rear, a double bedroom with a window overlooking the gardens.

Externally, as well as the gardens surrounding the property, there is a driveway providing parking for two cars.

St Agnes is a highly sought-after coastal village offering a wide range of everyday amenities centred around a picturesque square. The village also boasts a fine selection of pubs and restaurants, along with beautiful beaches and scenic coastal walks.

## Entrance Hall

17'10 x 2'8 (5.44m x 0.81m)

## Garage (Front storage area)

9'10 x 6'9 (3.00m x 2.06m)

## Bedroom/Office (Rear of Garage)

10'11 x 9'10 (3.33m x 3.00m)

## Living Room/Kitchen/Diner

19'9 x 16'3 (6.02m x 4.95m)

## Inner Hallway

## Bedroom One

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

## Bedroom Two

9'5 x 8'9 (2.87m x 2.67m)

## Bedroom Three

6'10 x 6'1 (2.08m x 1.85m)

## Shower Room

6'4 x 5'5 (1.93m x 1.65m)

## Gardens

There are gardens to all four sides of the property. To the front, there is a small lawned garden with potential for additional parking, as well as space to add a conservatory off the front room if desired. To one side, a shingled area is currently used as a laundry space, while the other side features a private patio, ideal for sitting out and hosting a BBQ. To the rear, there is a pleasant decked seating area with a door into the property, along with steps leading up to the lawned gardens, which are complemented by flower and shrub borders.

## Driveway/Parking

Parking for two cars can be found on the driveway, to the front of the bungalow.

## Directions

Sat Nav: TR5 0UB

What3words: ///bounty.having.relies

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

## Property Information

Age of Construction: 1970s

Construction Type: Block

Heating: Mains Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: E51

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

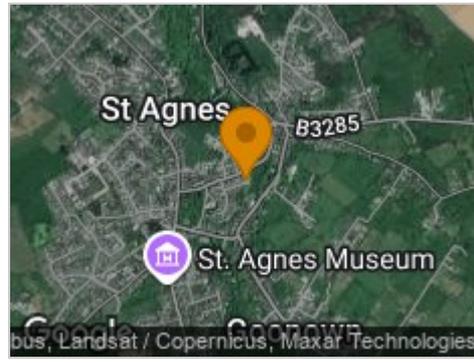
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in 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



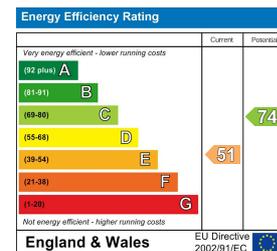
## Floor Plan



## 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.