

EST. 1999

# CAMEL

COASTAL & COUNTRY



## Newlands, 2 Wainsway

Perranporth, TR6 0HA

Guide Price £375,000





# Newlands, 2 Wainsway

Perranporth, TR6 0HA

Guide Price £375,000



## The Bungalow/Development Plot

Conveniently located in an elevated position overlooking the centre of Perranporth is this large four-bedroom, three-reception-room dormer bungalow. Due to the size of the plot in which the bungalow sits, and the fact that it is constructed of Mundic block, it presents an excellent opportunity for redevelopment.

The accommodation comprises a large entrance hall/dining room, with a living room, kitchen/diner, two bedrooms and a bathroom leading off. There is also a spacious conservatory accessed from the kitchen. To the first floor are two further bedrooms, with the principal bedroom benefiting from a large en-suite bathroom and a separate dressing room/walk-in wardrobe.

Externally, the bungalow benefits from gardens to all four sides, two driveways and a detached garage.

Overall, the property is very spacious and, although in need of updating, would suit a family looking for large rooms and generous outdoor space. It would also appeal to those seeking a project or development opportunity.

## Location

Wainsway is an excellent location for those looking to live in the heart of this busy and popular coastal village. With the beach within a short walk, along with an array of shops, cafés and social facilities, the setting is also considered to be reasonably flat for Perranporth, making it suitable for most age groups.

## Entrance Hall/Diner

16'5 x 9'7 (5.00m x 2.92m)

## Living Room

17'11 12'9 (5.46m 3.89m)

## Dining Room

12'11 x 10'7 (3.94m x 3.23m)

## Kitchen

12'11 x 10'3 (3.94m x 3.12m)

## Sunroom

24'9 x 11'3 (7.54m x 3.43m)

Max Measurements

## Bedroom Four/Office

9'9 x 8'11 (2.97m x 2.72m)

## Bedroom Two

13'11 x 13'1 (4.24m x 3.99m)

## Bedroom Three

15'11 x 9'11 (4.85m x 3.02m)

## Bath/Shower Room

8'7 x 8'5 (2.62m x 2.57m)

## First Floor

## Master Bedroom

15'11 x 11'6 (4.85m x 3.51m)

## Ensuite

9'9 x 6'9 (2.97m x 2.06m)

## Walk-in Wardrobe

7'2 x 4'4 (2.18m x 1.32m)

## Attic

26'11 x 6'5 plus 21'0 (8.20m x 1.96m plus 6.40m)

The attic is a great size and due to the ability to walk through, makes great storage and wardrobe space.

## Gardens

The gardens are laid out on all sides and are predominantly laid to lawn, with a paved courtyard style garden off the conservatory. They are currently enclosed and in need of some landscaping.

## Garage

awaiting measurements (awaiting measurements )

## Directions

Sat Nav: TR6 oHA

What3words: ///approvals.insisting.boil

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1926

Construction Type: Block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: G20/C70

Tenure: Freehold

Mundic Report: As all wall samples are likely to produce a Classification B, identifying three types of unsatisfactory concrete, I am of the opinion that the property will then be considered unacceptable for standard purchase/mortgage purposes when related to this subject.

The expenditure involved in carrying out the deeper research is unlikely to change the recognised information as a Class B type, but the investigation will be pursued, if instructed further.

## 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



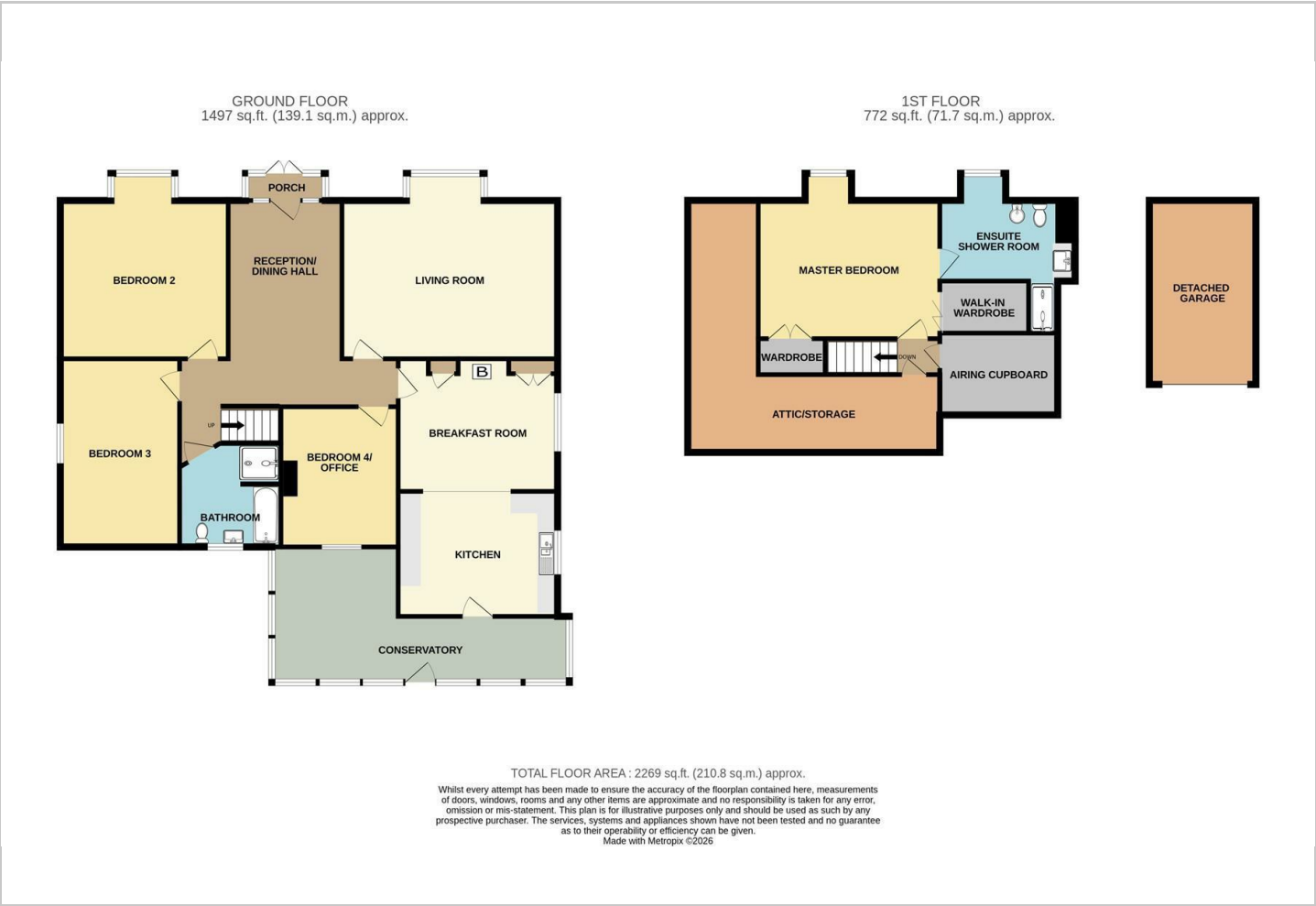
Hybrid Map



Terrain Map



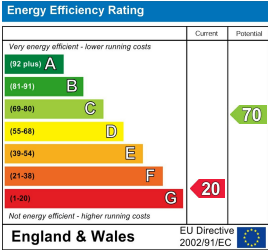
Floor Plan



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.