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CAMEL

COASTAL & COUNTRY



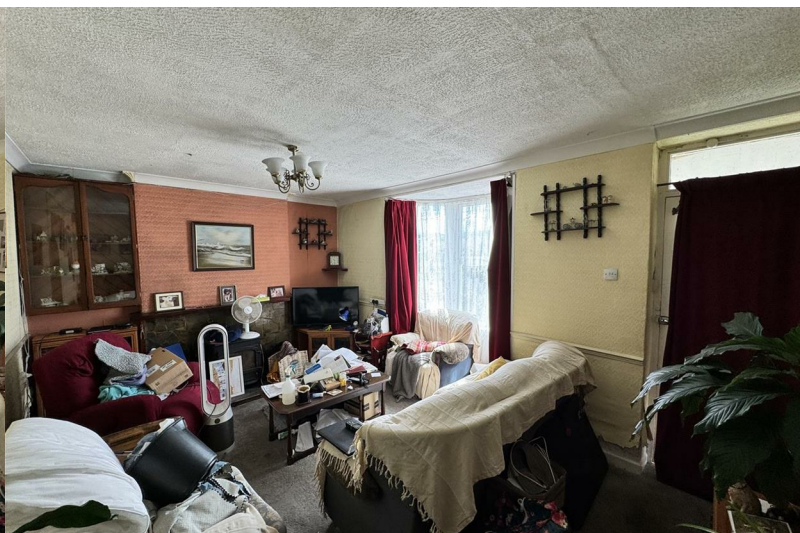
26 St. Georges Hill

Perranporth, TR6 0JS

Guide Price £350,000

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The Property
Set within the heart of the popular coastal town of Perranporth is this four-bedroom semi-detached period home, offering spacious accommodation and plenty of potential for those looking to create a wonderful beachside family home.

The property is in need of updating throughout and comprises a living room, dining room, kitchen and external utility room on the ground floor. The split-level first floor provides four bedrooms and a bathroom, while a large attic space has previously been used as an additional bedroom by the current owners.

Outside, the property benefits from enclosed front and rear gardens, an outbuilding and parking for two cars.

The original construction is of brick and stone, although the later extension is of concrete block construction and contains mundic block. As a result, the property is unsuitable for mortgage purposes and is available to cash buyers only.

The property is ideally positioned within a five-minute walk of Perranporth's famous sandy beach, making it particularly appealing for those looking to enjoy the Cornish coast right on their doorstep. Perranporth offers around three miles of golden sandy beach, backed by sand dunes and surrounded by dramatic coastline, with excellent opportunities for surfing, swimming and coastal walks. The town itself provides a good range of shops, cafés, restaurants, pubs and everyday amenities, while the surrounding area offers easy access to some of North Cornwall's most beautiful beaches and countryside.

Entrance Porch
5'5 x 4'11 (1.65m x 1.50m)

Living Room
16'5 x 10'10 (5.00m x 3.30m)

Dining Room
12'7 x 9'11 (3.84m x 3.02m)

Kitchen
12'5 x 9'6 (3.78m x 2.90m)

Landing

Bedroom
12'6 x 8'3 (3.81m x 2.51m)

Bedroom
10'4 x 8'7 (3.15m x 2.62m)

Bedroom
9'4 x 7'3 (2.84m x 2.21m)

Bathroom
6'7 x 5'8 (2.01m x 1.73m)

Bedroom
9'11 x 8'2 (3.02m x 2.49m)

Landing

Attic Space
15'9 x 9'6 (4.80m x 2.90m)

Gradens
Both the front and rear gardens are partly lawned with flower and shrub beds around. The rear garden also benefits from a veg growing area as well as access to the outbuild and steps up to the parking spaces.

Utility Room & W.C
8'4 x 7'11 (2.54m x 2.41m)

Outbuilding
tbc (tbc)

Parking
There is parking to the rear of the property for two cars. This is accesses via Fuller Road

Directions
Sat Nav: TR6 0JS
What3words: ///shackles.fenced.brighter

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1800
Construction Type: Stone and Block (Mundic)
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: E45
Tenure: Freehold

There is mundic block in the extension so cash buyers are sought. Any further testing would be at the cost to any buyer.

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



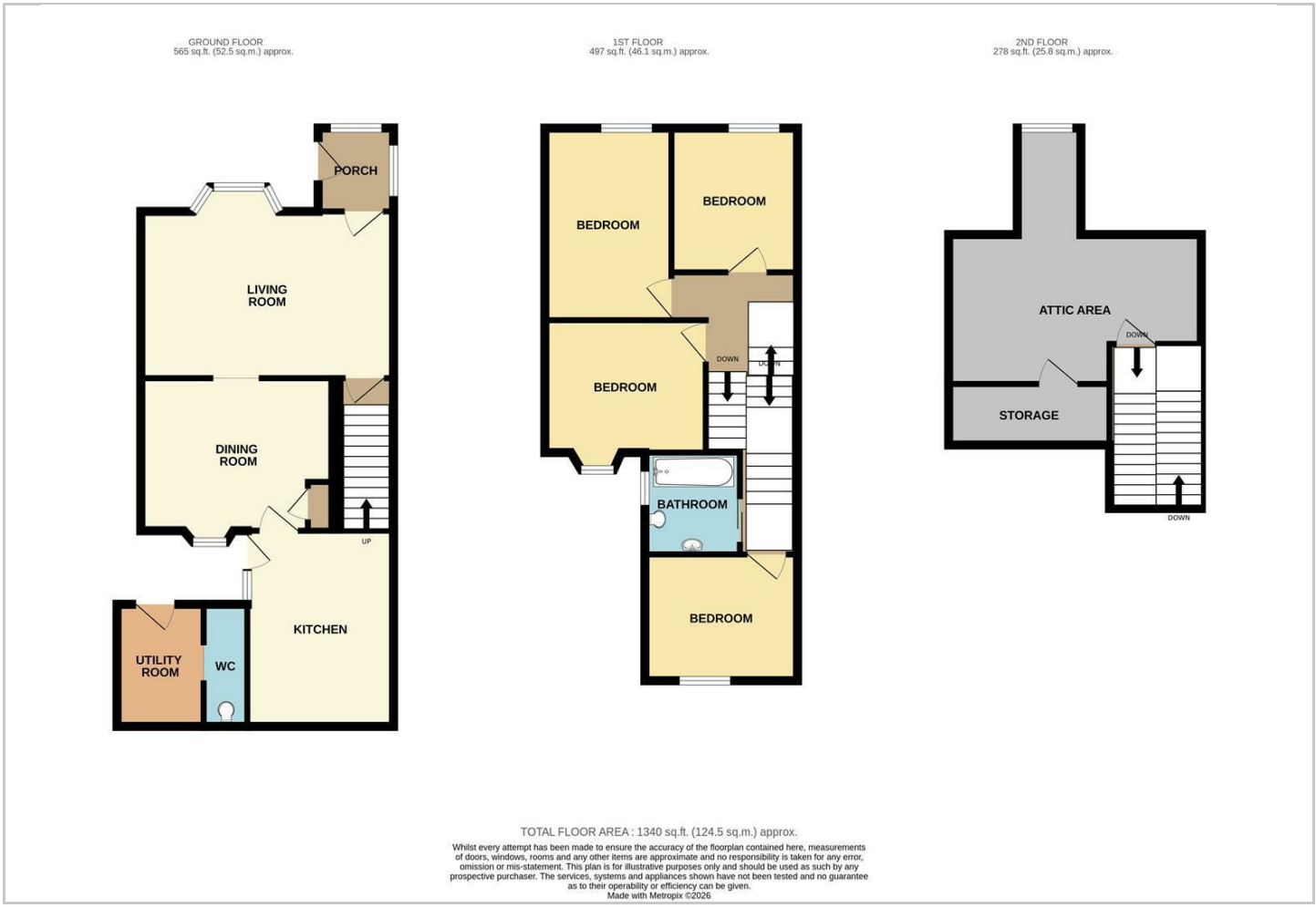
Hybrid Map



Terrain Map



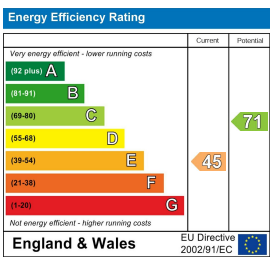
Floor Plan



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.

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