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CAMEL

COASTAL & COUNTRY

3 St. Georges Hill

Perranporth, TR6 0LE

Guide Price £230,000

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The Property

This three bedroom bungalow is located within the centre of the coastal holiday resort of Perranporth. Boasting a large plot, the bungalow lends itself perfectly to anyone wishing to purchase a Mundic property for renovation or redevelopment.

The property currently offers accommodation that comprises three bedrooms, a living room, kitchen, utility room, bathroom, and separate W.C. There would be scope to extend up into the roof space for those looking to keep the original structure, and with the large gardens, further extension could be possible.

St. Georges Hill is ideally situated for those wanting to live in the heart of Perranporth without being too far up St. Georges Hill, so keeping you reasonably on the level. Its position gives you great access to the local shops, supermarkets, coffee shops, and pubs, as well as a short walk from the beach Perranporth is famed for.

Externally, the bungalow enjoys good-sized gardens, driveway parking, and the heating is provided by an oil-fired central heating system.

Camel Coastal & Country strongly recommend viewing, but would reiterate that this is a Mundic bungalow, so any viewer would have to be a cash buyer or raising funds on another property to fully finance. For further information regarding this, please contact the Perranporth office.

Living Room

15'0 x 10'7 (4.57m x 3.23m)

Bedroom One

10'9 x 10'0 (3.28m x 3.05m)

Bedroom Two

10'9 x 8'0 (3.28m x 2.44m)

Bedroom Three

9'3 x 7'11 (2.82m x 2.41m)

W.C

5'10 x 3'0 (1.78m x 0.91m)

Bathroom

5'10 x 4'9 (1.78m x 1.45m)

Kitchen

11'4 x 9'0 (3.45m x 2.74m)

Rear Porch

9'1 x 3'4 (2.77m x 1.02m)

Utility Room

5'9 x 5'4 (1.75m x 1.63m)

Gardens

The gardens of the property are a good size, predominantly located to the side and front of the bungalow, and laid to lawn. There are also flower and shrub beds throughout, along with mature trees and a small allotment area with a garden shed. To the front, there is an elevated patio where you can sit and enjoy the views over Perranporth.

Parking

There is a gated driveway to the side of the property that leads out onto St. Georges Hill.

Directions

Sat Nav: TR6 0LE
What3words: ///tablets.craziest.worm

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 1930s
Construction Type: Block (Mundic)
Heating: Mains Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: A
EPC: F23
Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, 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

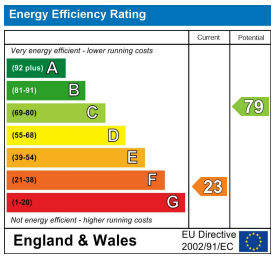
Terrain Map

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



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