

EST. 1999

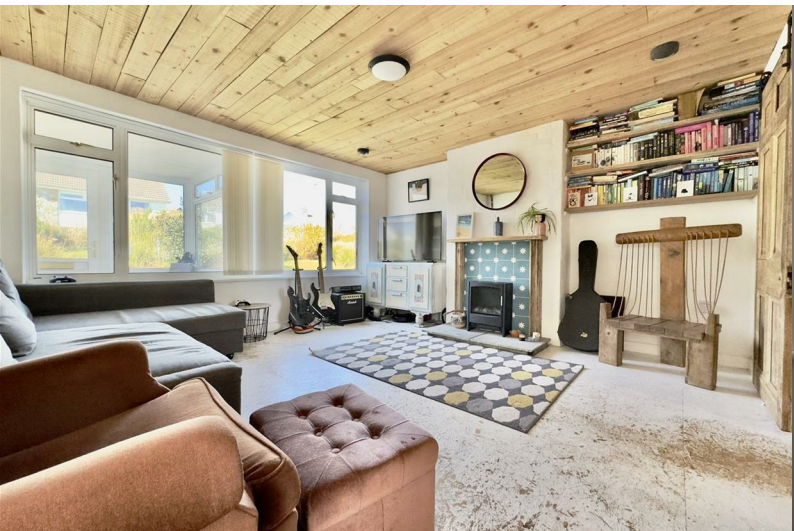
CAMEL

COASTAL & COUNTRY



19 Droskyn Way
, Perranporth, TR6 oDS

Guide Price £470,000



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Overview

Situated in the sought-after residential location of Droskyn Way, towards the edge of the popular coastal village of Perranporth on the north coast of Cornwall, is this generously proportioned three bed roomed semi-detached bungalow with garage, private off-road parking and large enclosed rear garden. Originally built in the 1960s, the property's layout has been thoughtfully reconfigured by the current owners to create an attractive and versatile contemporary family home. From the front entrance porch a central hallway provides access to three double bedrooms, family bathroom and generous primary living room with large picture window to the front aspect. From the living room, double sliding wooden doors open into a good-sized kitchen, with units to three sides and opening to the beautifully light and spacious lounge/diner with lovely far-reaching views over the garden to Perranporth village and surrounding coastal and country landscape. From the lounge/diner double patio doors open to a large enclosed garden with tantalising glimpses of Perranporth beach and surrounding coastline from the rear steps. A side door provides access to the attached single garage. Two additional block buildings to the rear of the garage, currently used for storage, suggest good potential for further development, subject to appropriate permissions. The property further benefits from uPVC double glazing throughout and recently-installed air source central heating and photovoltaic solar roof panels.

Other Information

Tenure: Freehold;

Construction: c. 1965

Services: Mains electricity, water and drainage. Air-source central heating. Photovoltaic solar roof panels. Superfast broadband available in the area.

Council Tax Band: D

EPC: C75

Disclaimers

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



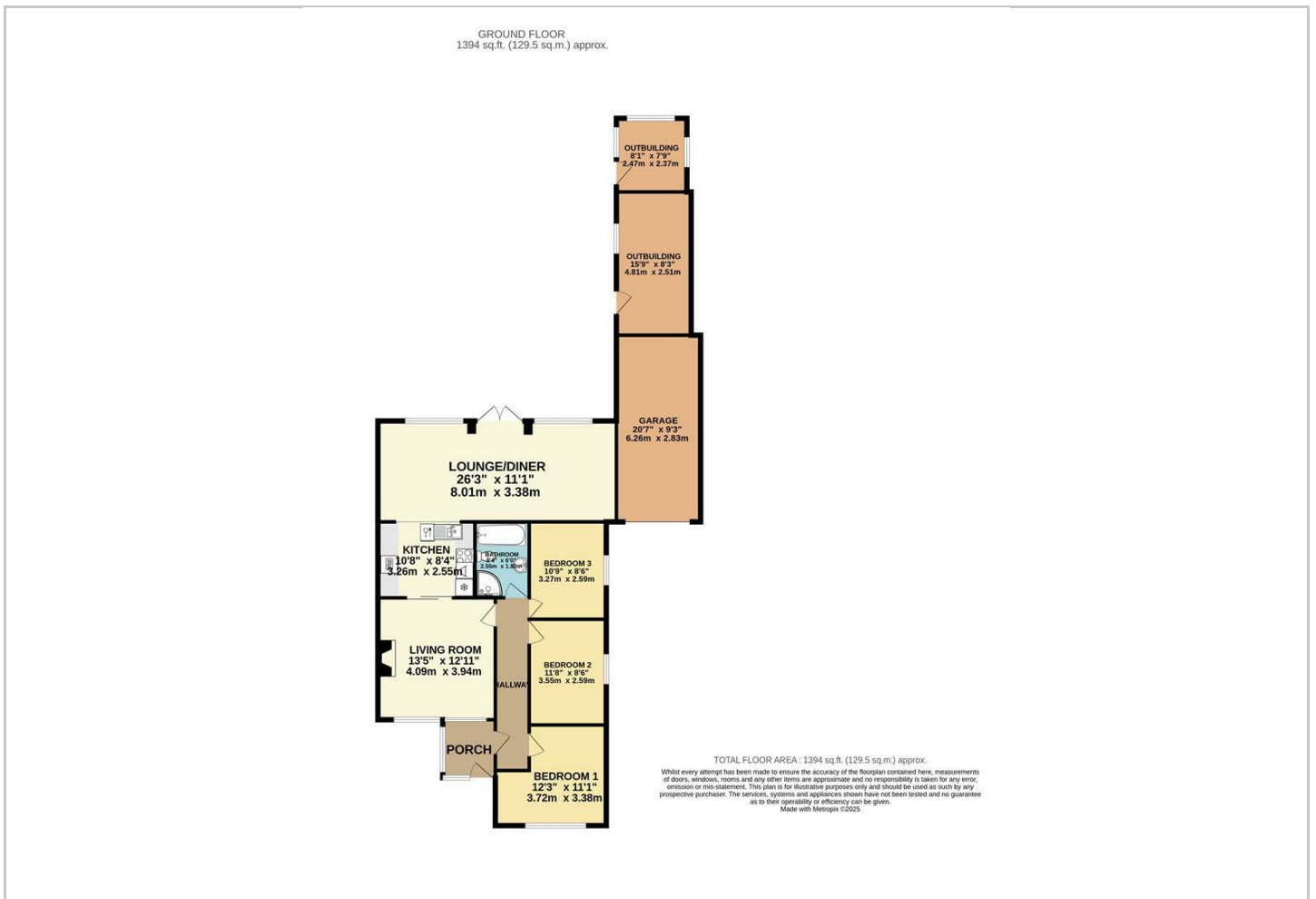
Hybrid Map



Terrain Map



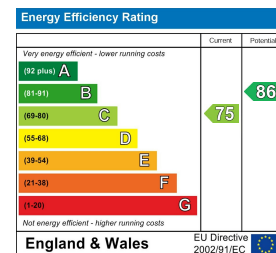
Floor Plan



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.