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CAMEL

COASTAL & COUNTRY




# Church View, 10 White House Court Cottages

Penhallow, Truro, TR4 9LQ

## Guide Price £110,000

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**The Property**
A well Presented one double bedroomed bungalow that forms part of this former barn complex and having been converted to make great holiday homes.

Presented to a high standard and set in a semi-rural location and arranged around a central courtyard, well landscaped to include pathways and central lawn with surrounding mature trees. Each property is designated with its own area of paved and lawned gardens which are communally maintained.

Modern and well appointed with open plan living room & kitchen area, a double bedroom and white bathroom. The exposed stone walls within the property help maintain much of the rural character.

**Location**
Penhallow is a rural hamlet situated on the A3075 on the outskirts of Perranporth and the property is situated just 2 miles from both Perranporth and Goonhavern and just over 7 miles to the county town of Truro, where there is an excellent range of shops, restaurants, galleries, theatres and schools. The property is just six miles to the popular surfing resort of Newquay and ten miles to Newquay International airport from where there are daily flights to many UK and European destinations.

The nearby village of Goonhavern has a Village Store/Post Office and an excellent Garden Centre complex which provides a number of stores including a green grocery store and a restaurant. The popular seaside holiday resort of Perranporth has a fantastic surfing beach and an excellent range of specialist shops and day to day amenities. Penhallow is conveniently located for easy access to the main A30 trunk road.

**Living Room/Kitchen/Diner**

**Bedroom**

**Bathroom**

**Outside Space and Parking**
To the outside you will find communal gardens, a bin store and parking. There is one allocated space and visitor parking.

**Directions**
Sat Nav: TR4 9LQ

What3Words: ///nervy.feel.flagging

For further help with directions, pleas contact Camel Homes Perranporth.

**Property Information**
Age of Construction: 1990/2000's (Assumed)
Construction Type: Stone
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Drainage: Shared Cesspit
Council Tax: Business Rates. Previous Council Tax B
EPC: D56
Tenure: Freehold

This property not available as a full time residential home and is available as a holiday home or holiday let for all year round lettings; each individual let must be no longer than 42 days or 6 weeks. If the same person wishes to stay longer they have to leave the property for 24 hours to comply with these restrictions.

Yearly Maintenance Charges: £625.20 paid quarterly to Belmont Management

**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



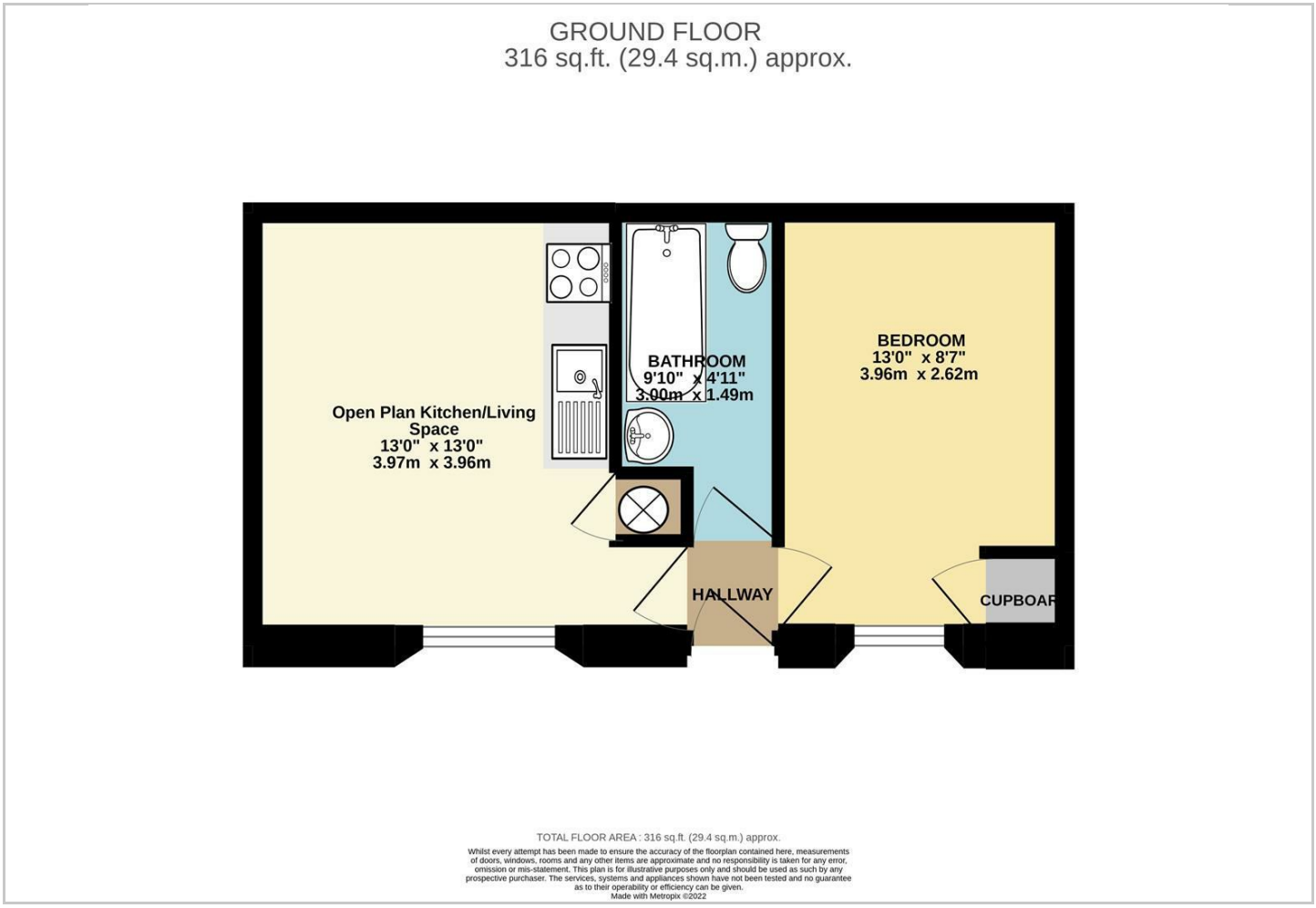

## Hybrid Map




## Terrain Map



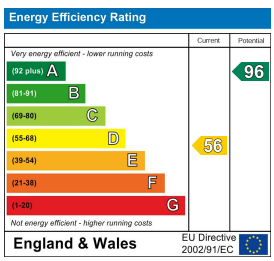

## Floor Plan




## 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




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.

9 St Pirans Road, Perranporth, Cornwall, TR6 0BH
Tel: 01872 571454 Email: sales@camelhomes.co.uk https://www.camelhomes.co.uk