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CAMEL

COASTAL & COUNTRY



# 62 Tregundy Road

Perranporth, TR6 0EF

## Guide Price £135,000

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**The Apartment**
Located on the outskirts of Perranporth, along Tregundy Road, is this spacious two bedroom, ground floor apartment. The property is in need of some updating but offers a good opportunity for a first time buyer looking to get onto the property ladder in this popular coastal location.

The accommodation comprises an entrance hall with doors leading to the bathroom, two double bedrooms and the living room. The kitchen is accessed from the living room, while a useful large walk-in storage cupboard is located off the hallway.

Outside, there is a small wood and coal store for the open fire, a communal bin storage area and a further shared outdoor space which can be used for sitting out or drying clothes.

Offering plenty of scope for improvement, the apartment would make an ideal first purchase or suit someone looking to downsize from a larger home. The property is sold subject to a Section 157 restriction, meaning prospective purchasers must meet the qualifying criteria, including having lived in Cornwall for at least three consecutive years.

**Entrance Hall**
11'8 x 2'9 (3.56m x 0.84m)

**Living Room**
16'5 x 12'9 (5.00m x 3.89m)

**Kitchen**
11'3 x 6'5 (3.43m x 1.96m)

**Bedroom One**
13'4 x 9'5 (4.06m x 2.87m)

**Bedroom Two**
9'5 x 8'10 (2.87m x 2.69m)

**Bathroom**
8'9 x 5'9 (2.67m x 1.75m)

**Storage Cupboard**
9'6 x 2'11 (2.90m x 0.89m)

**Outside**
Outside of the property there is a communal area for drying clothes and bin storage.

**Parking**
There is no allocated parking with the property, however there is ample on-street parking available.

**Directions**
Sat Nav: TR6 0EF
What3words: ///character.sniff.topics
Google Map Codes: 8RVQ+4F6 Perranporth

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1967/70
Construction Type: Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: A
EPC: Awaiting
Tenure: Leasehold
Lease: commenced in 2003. 125yrs length, running until 2128
Maintenance Charges: April '25 to April 26 - £177.89
Ground Rent: £10 per year
Restrictions: The property is being sold with a Section 157 agreement. Meaning prospective buyers would have to have been living/working within Cornwall for a minimum of three years.

## 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



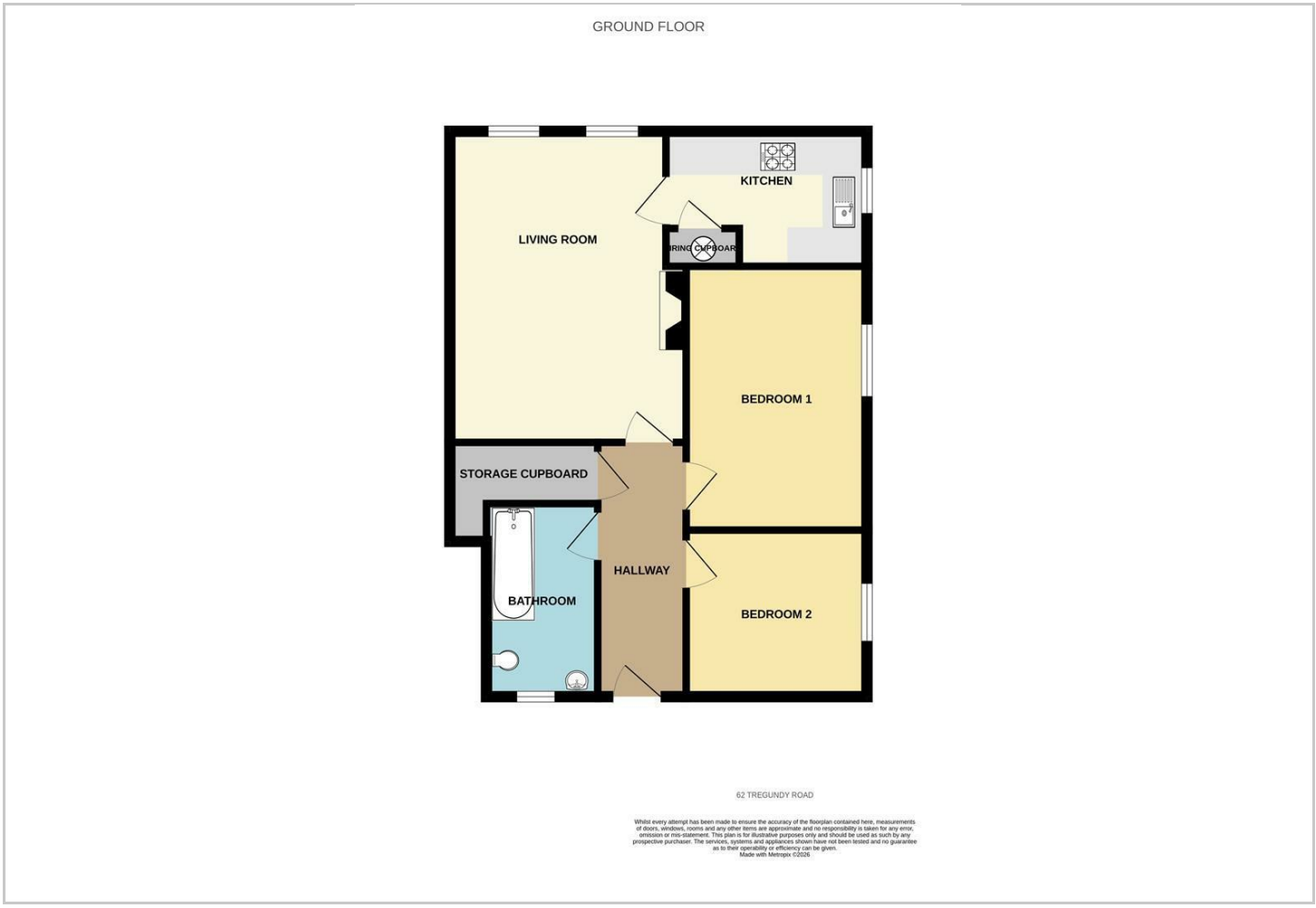

## Hybrid Map




## Terrain Map



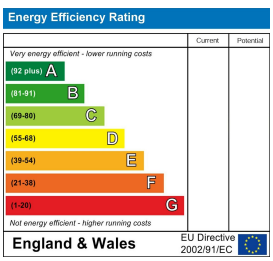

## Floor Plan




## 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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