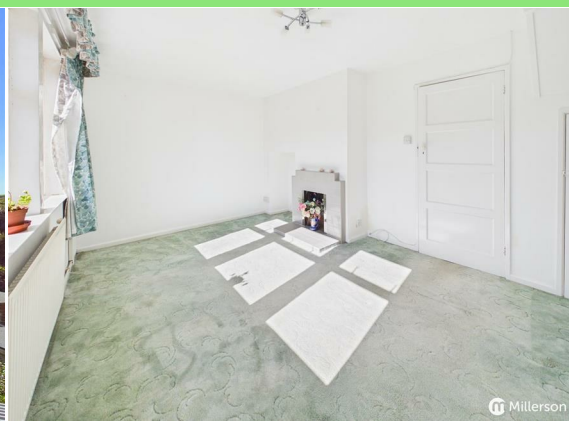


Budnic
Perranporth
TR6 0DB

Offers In The Region Of
£260,000

- THREE BEDROOM HOME
- SOUTH FACING GARDEN
- BACKING ONTO FIELDS
- DRIVEWAY AND CENTRAL HEATING
- NEAR PERRANPORTH BEACH
- VIEWING HIGHLY RECOMMENDED
 - NO ONWARD CHAIN
 - CASH BUYERS ONLY
- SECTION 157 RESTRICTION
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 750.00 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is this charming end of terrace home, boasting a south facing garden backing onto fields situated in this particularly desirable location on the outskirts of the Coastal town of Perranporth. The home sits in a quiet no through road with light and bright accommodation comprising an entrance hall, living room, kitchen/dining room, utility, three bedrooms, walk-in shower and separate WC. Outside, a driveway provides off road parking adjacent to a front garden whilst the rear enjoys a generous, sunny enclosed garden perfect for children, pets and entertaining.

LOCATION

Budnic is a quiet no through road situated on the rural edge of Perranporth yet only a few minutes from the towns famous beach and local amenities. Perranporth Beach is a vast, golden-sand beach on Cornwall's north coast, famous for its surf, large dunes, and the unique Watering Hole pub located directly on the sand. At low tide, it stretches for over two miles, offering ample space for beachgoers, families, surfers, and dog walkers, with RNLI lifeguards on duty during the summer months. Perranporth is a desirable location with a friendly community and many independent shops, cafes, local super market and a popular golf course. The town of Newquay is approximately 8.5 miles away and the main city of Truro is approximately 9.5 miles distant.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Obscure double glazed door into:

ENTRANCE HALL

Stairs to first floor, space for hanging coats, doors to living room and kitchen.

LIVING ROOM

A bright and airy living space with a large three pane glazed window overlooking the rear garden, radiator, feature fireplace, under stairs storage cupboard.

KITCHEN/DINING ROOM

Fitted with a range of matching base and wall units, granite effect work surface with tiled splash backs, stainless steel sink with mixer tap and drainer, additional granite effect work surface with tiled splash back and spaces for fridge and freezer below, space for dining table and chairs, built in storage cupboards including immersion water heater, radiator, dual aspect double glazed windows, folding door into:

UTILITY ROOM

A useful utility room with granite effect work surface, fitted base unit, space for washing machine, central heating boiler, glazed window and obscure double glazed door to rear garden.

LANDING

Doors to bedrooms, shower room and WC.

BEDROOM ONE

A very well proportioned double bedroom with double glazed window. Radiator.

BEDROOM TWO

Another generous double bedroom with a glazed window enjoying the south facing rural view, radiator.

BEDROOM THREE

Double glazed window, radiator.

SHOWER ROOM

Walk-in shower cubicle with electric shower and easy clean walls, hand basin, radiator, obscure double glazed window.

WC

W.C, fitted hand rails, half tiled walls, obscure double glazed window.

OUTSIDE

The property is approached through a pedestrian gate into a pleasant lawned front garden adjacent to a driveway providing off road parking, A side pathway leads through a gate and into the rear where you will find a generous enclosed garden boasting a southerly aspect. There is hard standing patio which is an ideal area for a garden table and chairs which then leads onto an expansive lawn creating the perfect space for children and pets. A useful block outbuilding provides storage.

AGENT NOTE

Due to its 'Cornish Unit' construction the property is suitable to cash buyers only.
There is also a local section 157 restriction, please contact the office for further information.

DIRECTIONS

With Perranporth beach on your left, proceed through Perranporth Town centre turning left at the roundabout by Co-op onto St Pirans Round. Follow the road passing the petrol station taking the next right into Budnic. The property can be found in your right hand side.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity



Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Oil-powered central heating is installed.
 Heating features: Double glazing and Open fire
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good
 Parking: Off Street, Private, and Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
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 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Approximate total area⁽¹⁾
69.7 m²
750 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

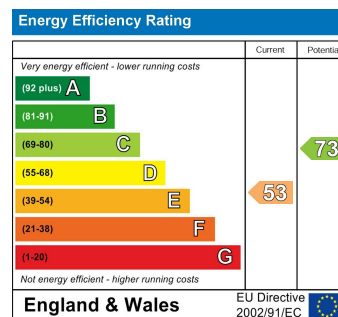
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