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CAMEL

COASTAL & COUNTRY



7a Bolenna Lane

Perranporth, Cornwall, TR6 0LD

Guide Price £450,000

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The Property
Built in 2018, 7a Bolenna Lane is a modern three-bedroom home enjoying an elevated position with views across Perranporth. The property offers well-planned accommodation with a spacious open-plan living, kitchen and dining area, along with the benefit of solar panels and private off-road parking.

The entrance hall leads through to the main living space, which incorporates a contemporary fitted kitchen with integrated appliances and plenty of room for dining and relaxing. Roof lanterns bring in plenty of natural light, while bi-fold doors open onto the enclosed rear garden and raised timber deck. There is also a family bathroom and a separate utility room, currently used for secure bike storage, which could also lend itself to use as a home office or hobby room.

On the first floor are three bedrooms, including a particularly good-sized master bedroom with vaulted ceilings and large windows taking in the views across Perranporth. The master bedroom and second double bedroom share a Jack-and-Jill shower room, with the third bedroom completing the accommodation.

The gardens for the property are enclosed and set off the family/living room. There is a spacious decking with steps leading to the lawned gardens where a large gate gives vehicular access and there is a large garden shed.

A well-presented modern home in a popular Perranporth location, offering comfortable living space, useful flexibility and the advantage of energy-efficient features.

Entrance Hall
17'2 x 4'10 (5.23m x 1.47m)

Family Room/Kitchen/Living Room
17'6 x 17'2 (5.33m x 5.23m)

Bathroom
9'2 x 6'5 (2.79m x 1.96m)

Office Area/Utility/Bike Store
10'1 x 9'8 (3.07m x 2.95m)

Landing

Master Bedroom
17'2 x 9'4 (5.23m x 2.84m)

Jack 'n Jill Ensuite
8'6 x 3'6 (2.59m x 1.07m)

Bedroom Two
10'8 x 8'5 (3.25m x 2.57m)

Bedroom Three
7'8 x 8'4 (2.34m x 2.54m)

Gardens
The gardens for the property are enclosed and set off the family/living room. There is a spacious decking with steps leading to the lawned gardens where there is side access and a large garden shed.

Parking
Parking for one car.

Directions
Sat Nav: TR6 0LD

What3words: ///overlook.plugs.relocated
Google Map Codes: 8RRR+G8W Perranporth

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2018
Construction Type: Timber Frame
Heating: Electric/Soar
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: D
EPC: C
Tenure: Freehold

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.

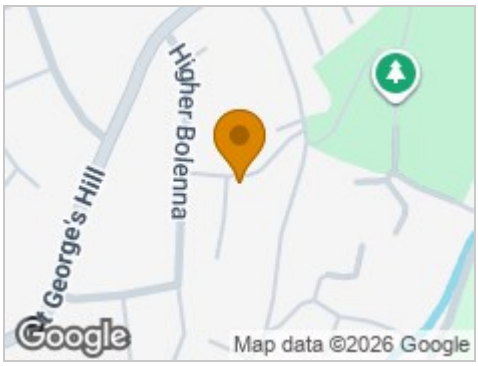








Road Map



Hybrid Map



Terrain Map



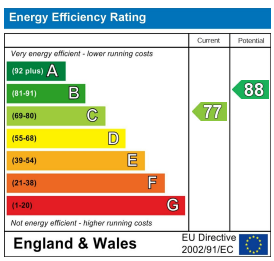
Floor Plan



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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