



Tredinnick Way | | Perranporth | TR6 0EG

Guide Price £580,000



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- Immaculate Presentation
- Summer House, Garage, Workshop, Office Space And Stores
- Driveway Parking
- PP To Extend

An immaculately presented and tastefully updated property, 'Lindum' offers three-bedroom accommodation along with a range of useful outbuildings which include a summer house, garage, office, workshop, and a store.

Offered for sale chain free, externally there is also driveway parking and a landscaped garden - which being predominantly laid to lawn, is ideal for pets and children.

As mentioned, the bungalow provides three-bedroom accommodation. In addition to this, there is a family bathroom, living / dining room, and well-equipped kitchen. A log burning stove provides a warm focal point in the living room, which is semi open plan to the kitchen, making it also a very sociable area. The kitchen has been finished to standards matching the rest of the property and has a range of base, wall and drawer units. Along with an integrated oven / hob and dishwasher, with space for a freestanding fridge / freezer.

Another particular feature of this family home is the summer





house. With French doors, this comfortable space enjoys an outlook over the garden and boasts an additional shower room. This space would be perfect for a variety of uses!

'Lindum' also has conditional planning permission to extend / remodel. Further details can be found under application number PA23/10278. The plans approved are to create a spacious first floor living room, bedroom and bathroom. The stairs would be placed in the current smallest bedroom, where a storage cupboard would also be created.

Offering a wealth of versatility in such a sought after location, **INFORMATION** highly recommended to appreciate all that is

TYPE: Freehold

Broadband: Standard – 16mbps to 77mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr60eg&uprn=100040037638>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, THREE, O2 & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr60eg&uprn=100040037638>)

Council Tax – Band C – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/95527185>)

We understand the property has Mains Electric, mains water with oil fired central heating.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



ACCOMMODATION

HALLWAY

LIVING / DINING ROOM

15'9" x 9'10" (4.82 x 3.00)

KITCHEN

13'3" x 9'8" (4.06 x 2.97)

BEDROOM

7'7" x 6'7" (2.33 x 2.01)

BEDROOM

6'9" x 9'9" (2.08 x 2.99)

BEDROOM

11'9" x 9'6" (3.60 x 2.91)

BATHROOM

5'5" x 9'10" (1.66 x 3.01)

EXTERNAL AREAS

GARAGE

8'1" x 11'5" (2.47 x 3.48)

UTILITY ROOM

8'0" x 4'11" (2.44 x 1.52)

OFFICE

9'4" x 8'1" (2.87 x 2.48)

STORE / WORKSHOP

13'0" x 8'3" (3.97 x 2.54)

SUMMER HOUSE

17'4" x 10'7" (5.29 x 3.24)

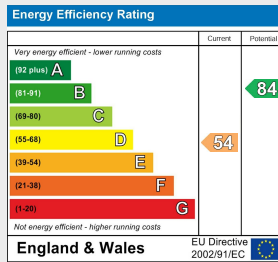
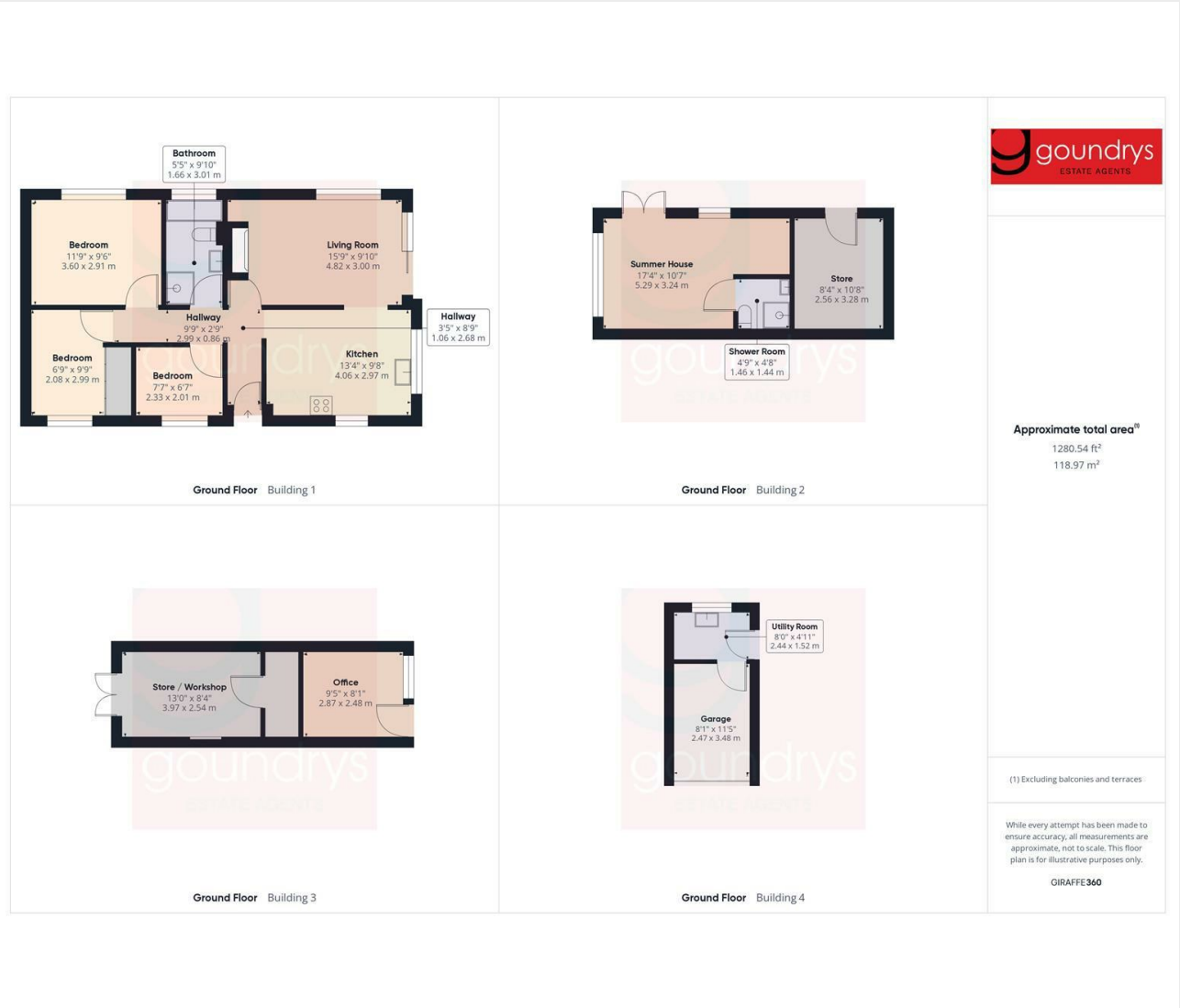
SHOWER ROOM

4'9" x 4'8" (1.46 x 1.44)

STORE

8'4" x 10'9" (2.56 x 3.28)





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