



Trevethan Close | Bolingey | Perranporth | TR6 0GH

£475,000



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Offered onto the market with no onward chain, this detached three bedroomed bungalow occupies a quiet cul-de-sac location within this popular village. The property would benefit from some updating and modernisation throughout with the internal accommodation comprising: Entrance porch, hallway, living room with feature fireplace, double bedroom, dining room, conservatory and family bathroom. The fitted kitchen has a range of base of base and wall units with integrated electric hob and oven. From the kitchen there is access to the inner hallway with a bedroom, utility/boiler room, shower room and a spacious double bedroom with rear garden views. Externally the bungalow has ample parking, the front garden has paved seating, flowerbeds and mature shrubs and trees. The rear garden benefits from being enclosed, and is laid to lawn with seating areas shrubs, plants and trees.

- No Onward Chain
- Generous Gardens
- Quiet Cul-De Sac Location
- Conservatory
- Oil Fired Heating
- Three Bedrooms
- Ample Parking
- Popular Village
- Shower Room & Bathroom
- EPC Rating E47

DESCRIPTION

LOCATION

HALLWAY

KITCHEN

11'4" x 9'4" (3.46 x 2.85)

BEDROOM

19'11" x 7'9" (6.06 x 2.35)

BOILER ROOM

9'7" x 5'10" (2.92 x 1.78)

SHOWER ROOM

BEDROOM

13'0" x 12'10" (3.95 x 3.92)

INNER HALLWAY

BATHROOM

DINING ROOM

11'6" x 10'11" (3.51 x 3.34)

CONSERVATORY

9'4" x 7'3" (2.84 x 2.22)

BEDROOM

11'6" x 10'11" (3.51 x 3.34)

LIVING ROOM

14'2" x 10'11" (4.32 x 3.33)

AGENTS INFORMATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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