# 6 Lynwood Bungalows, Porthleven, TR13 9LF

**£69,000 Freehold**

CHRISTOPHERS
ESTATE AGENTS

# 6 Lynwood Bungalows

- PLOT
- UN-SERVICED
- TWO BEDROOM DWELLING
- PARKING
- FREEHOLD

Situated in a tucked away position offering the chance to create your own dwelling in this popular village or indeed would make an investment opportunity for a developer.

Further details can be found by visiting Cornwall planning online and using reference PA22/08897.

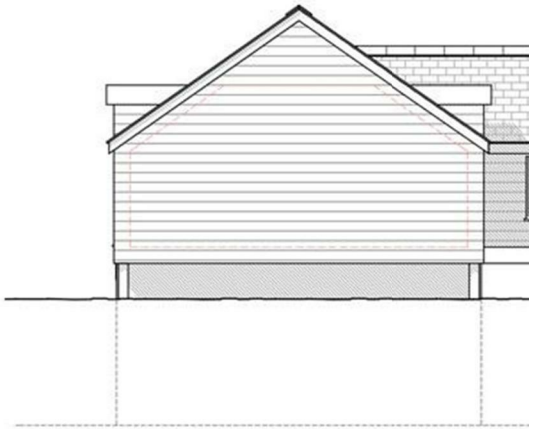
**AGENTS NOTE ONE**

Purchasers must be aware of the "Cornwall Infrastructure Levy" which means with the current planning permission £9562.67 will need to be paid to Cornwall County Council on commencement of development of the planning.

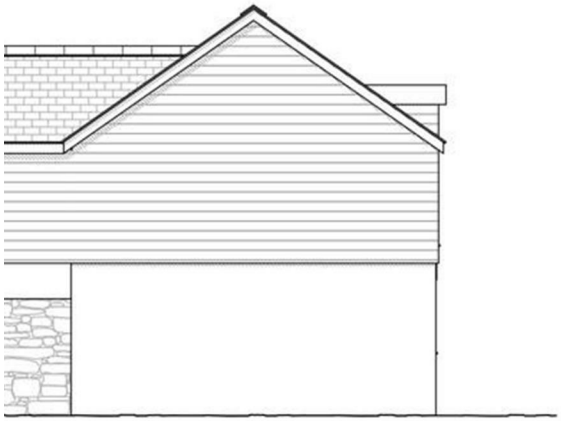
**AGENTS NOTE TWO**

We are advised that the lane to the front of the property is private with each property on the lane having rights of way. Properties are responsible for maintenance of the part of the lane which is in front of their residence.

WEST ELEVATION
1:100



SOUTH E



NORTH ELEVATION
1:100

EAST E

**AGENTS NOTE THREE**

We are advised that for drainage in the future, the owner will have the right to connect to a sewerage collection point which then connects to the main drainage network.

**ANTI MONEY LAUNDERING REGULATIONS - PURCHASER**

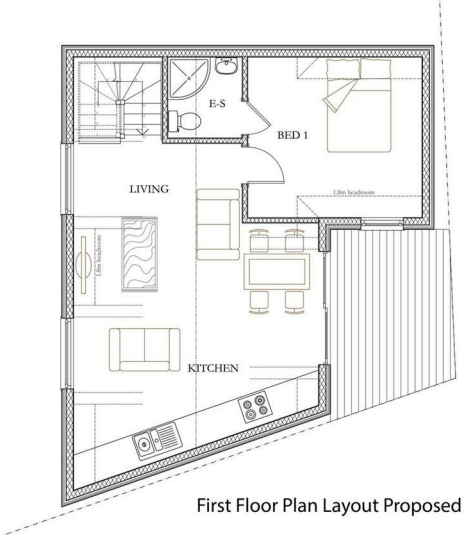
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

**PROOF OF FUNDS - PURCHAERS**

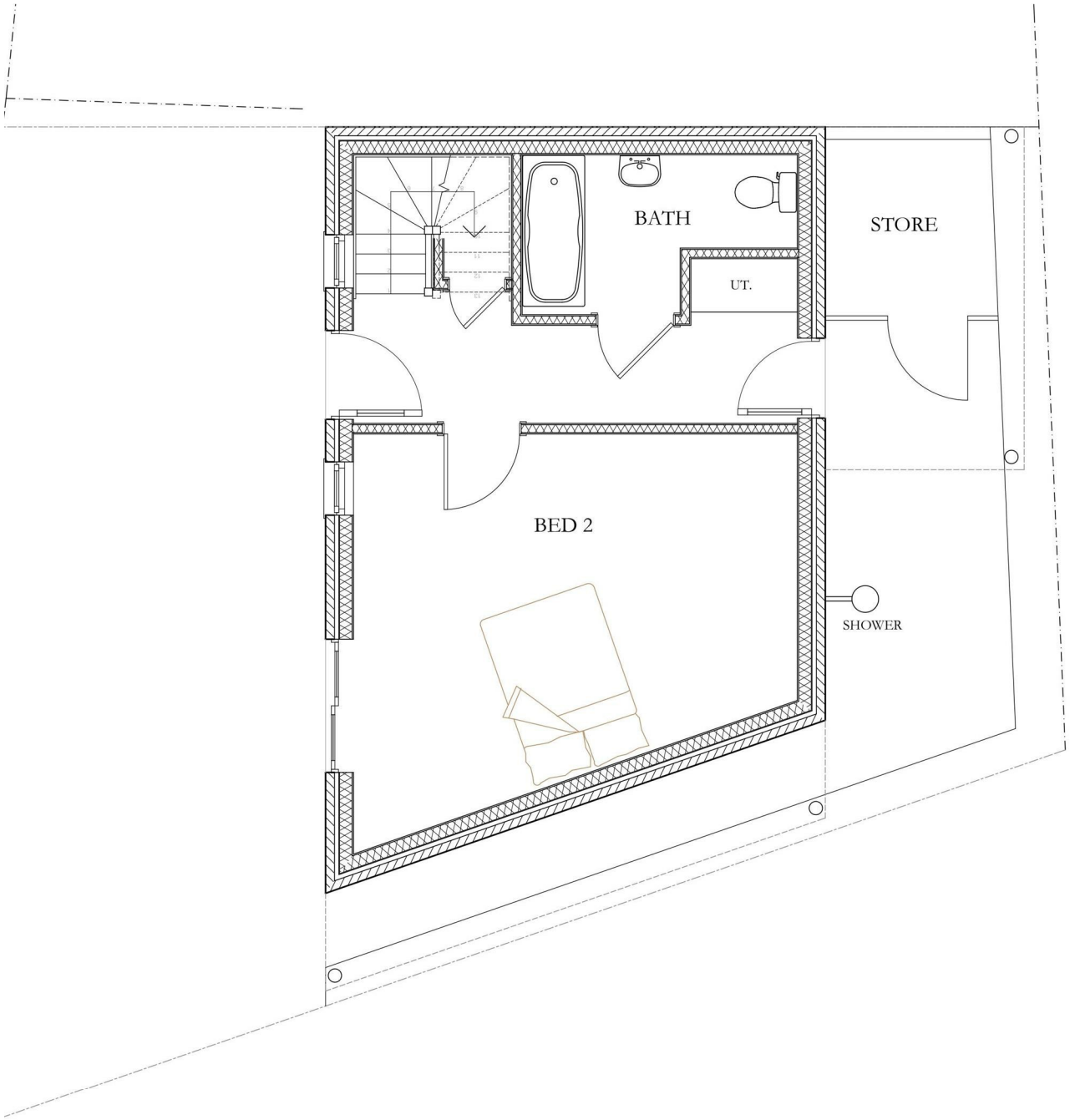
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

**DATE DETAILS PREPARED**

20th February 2024




First Floor Plan Layout Proposed

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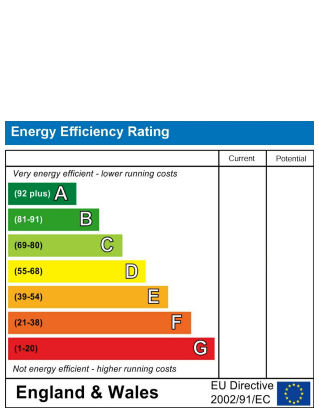


These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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