



Tredinnick Way | | Perranporth | TR6 0EG

£400,000



Tredinnick Way |
Perranporth | TR6 0EG
£400,000

- No Onward Chain
- Oil Fired Heating
- Garden
- Separate Dining Room
- Family Bathroom
- Four Bedrooms
- Garage & Parking
- Large Living Room
- Kitchen & Utility Room
- EPC TBC

Offered onto the market with no onward chain, this four bedroomed detached dormer property occupies a quiet elevated location within this popular cul-de-sac. The property would benefit from updating and modernisation but does boast spacious accommodation and oil fired heating. The internal accommodation briefly comprises: Entrance porch, hallway with stairs rising to the first floor, large dual aspect living room 11'0" x 23'10" with doors opening onto the rear garden. Also situated on the ground floor is a bedroom with wash hand basin, separate dining room, fitted kitchen with base and wall units, integrated electric hob with hood above, electric oven, sink unit and door way leading to the utility room. To the first floor are the three bedrooms and bathroom. To front of the property is a lawn area with mature hedges, there is also parking to the front of the garage. The Rear garden is enclosed and has a seating area with steps leading to a further lawn area with shrubs trees and flower beds.





Description

Offered onto the market with no onward chain, this four bedroomed detached dormer property occupies a quiet elevated location within this popular cul-de-sac. The property would benefit from updating and modernisation but does boast spacious accommodation and oil fired heating. The internal accommodation briefly comprises: Entrance porch, hallway with stairs rising to the first floor, large dual aspect living room 11'0" x 23'10" with doors opening onto the rear garden. Also situated on the ground floor is a bedroom with wash hand basin, separate dining room, fitted kitchen with base and wall units, integrated electric hob with hood above, electric oven, sink unit and door way leading to the utility room. To the first floor are the three bedrooms and bathroom. To front of the property is a lawn area with mature hedges, there is also parking to the front of the garage. The Rear garden is enclosed and has a seating area with steps leading to a further lawn area with shrubs trees and flower beds.

Location

Perranporth is one of the most sought-after seaside towns situated on the North Cornish coast. There are local facilities which comprise a wide variety of shops, primary schooling plus access to the extensive golden sands of this world renowned surfing beach. There is excellent access to the world heritage coastline and the stunning vistas that accompany this stunning coastline. Truro city is approximately 7 miles distant with a mainline railway station.

Entrance Hallway



Cloakroom

Living Room

11'0" x 23'10" (3.37 x 7.27)

Bedroom

7'11" x 10'11" (2.42 x 3.33)

Dining Room

8'11" x 10'0" (2.73 x 3.05)

Kitchen

7'10" x 12'10" (2.41 x 3.93)

Utility Room

8'3" x 6'6" (2.53 x 2.00)

First Floor Landing

Bedroom

11'0" x 8'11" (3.36 x 2.73)

Bedroom

11'0" x 8'11" (3.36 x 2.73)

Bathroom

10'11" x 5'6" (3.34 x 1.70)

Bedroom

10'11" x 12'2" (3.34 x 3.73)

Garage

8'3" x 17'9" (2.54 x 5.43)

Agents Note


Tenure Freehold

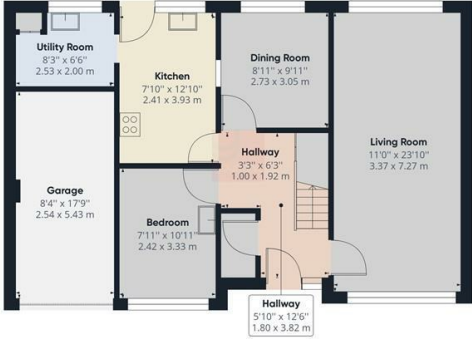
Council Tax D

The Property has a clear mining report which was conducted in February 2024










Ground Floor



Floor 1

Approximate total area⁽¹⁾
1342.33 ft²
124.71 m²

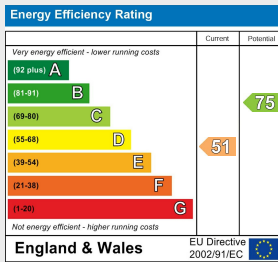
Reduced headroom
2.88 ft²
0.27 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Treleven House, Unit 5 Threemilestone Industrial Estate

Truro

Cornwall

TR4 9LD

01872 242425

sales@goundrys.co.uk

https://www.goundrys.co.uk/