

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

Tel - 01872 571454

sales@camelhomes.co.uk

VIEWINGS: Strictly by appointment only with Camel Homes, 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

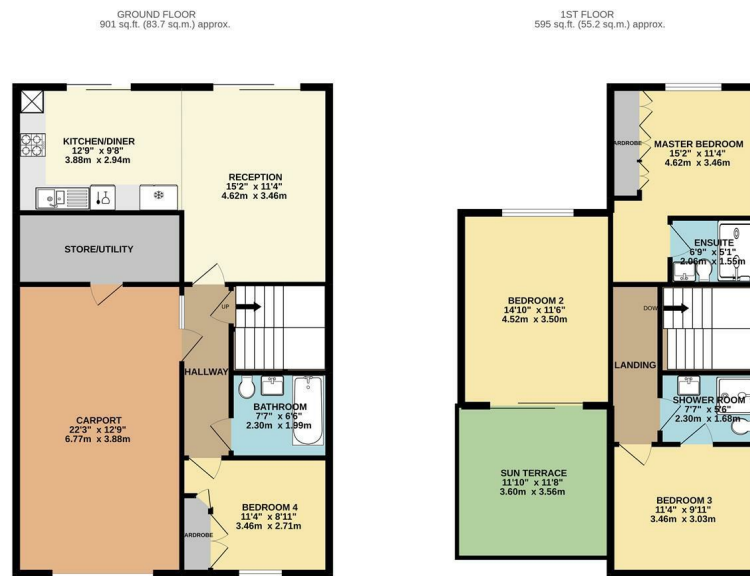
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property 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.



Directions: Sat Nav - TR6 0FN --- What3Words - ///pasta.predict.irritable
--- For further help with directions, please feel free to contact us on 01872 574454



5 Sea View Crescent Perranporth, TR6 0FN

Camel Estate Agents is the trading name of Shilbury Limited Registered in England and Wales No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH. Directors: Simon Dowling FRICS FNAEA and Thomas Dowling



£625,000



5 Sea View Crescent

Perranporth, TR6 0FN

£625,000



The Property

Immaculately presented three/four bedrooned detached house, with elevated sea and coastal village views, towards the outskirts of Perranporth. Offering spacious and versatile contemporary-style living accommodation including a lovely light and airy open plan kitchen/living space with 2 x sliding patio doors to the enclosed rear garden, family bathroom, additional shower room/wc and four double bedrooms including a master ensuite. Outside there is an attractive low maintenance garden to the rear, generous first floor sun terrace, block-paved driveway/carport with offroad parking space for two vehicles and useful storeroom/utility perfect for housing surfboards and bikes. The property occupies a desirable village side position on the popular Sea View Crescent development within a short walk of the beach and village centre. Offered for sale with no onward chain.

Principal accommodation comprises (all dimensions are approximate):-

Ground Floor

uPVC double glazed door at side opens into ENTRANCE HALLWAY with doors to all ground floor rooms and stairs to first floor. Under stairs storage cupboard.

L-shaped OPEN PLAN LOUNGE/KITCHEN/DINER arranged as follows:

LIVING ROOM

15'1" x 11'4" (4.62m x 3.46m) with uPVC double glazed sliding patio doors to rear garden, radiator.

KITCHEN/DINER

12' 9" x 9' 8" (3.88m x 2.94) Fitted with a arrange of high gloss wall and base cupboard/drawer units with granite work surfaces, inset stainless steel one and a half bowl sink with drainer, built-in double oven, inset four-ring gas burner hob with extractor hood over, integrated fridge/freezer and integrated dishwasher. Cupboard housing gas combi boiler. uPVC double glazed sliding patio doors to rear garden.

BATHROOM

7'6" x 6'6" (2.30m x 1.99m) Fitted with a white suite comprising panelled bathtub, inset wash hand basin and low flush WC. Wall-mounted heated towel rail. Walls tiled to ceiling height.

BEDROOM FOUR

11'4" x 8'10" (3.46m x 2.71m) Built-in double wardrobes. uPVC double glazed window to front aspect. Radiator.

First floor

Turning staircase from ground floor leading to small landing with doors to first floor rooms.

MASTER BEDROOM

11'4" x 10'0" plus door alcove. (3.46m x 3.07m plus door alcove.) Built-in double wardrobes. uPVC double glazed window to rear aspect with superb far-reaching sea and village views. Door to:

EN-SUITE SHOWER ROOM

6'9" x 5'1" (2.06m x 1.55m) Fitted with a white suite comprising oversized shower tray with thermostatic mains shower, inset wash hand basin and low flush WC. Walls tiled to ceiling height.

BEDROOM TWO/UPSTAIRS LOUNGE

14'9" x 11'5" (4.52m x 3.50m) uPVC double glazed window to rear with far-reaching sea and village views, uPVC double glazed sliding to:

SUN TERRACE

11' 10" x 11' 8" (3.35m' 3.05m" x 3.35m' 2.44m") with high-grade composite decking and frameless toughened glass balustrade with street outlook.

BEDROOM THREE

11'4" x 9'11" (3.46m x 3.03m) uPVC double glazed window to front aspect. Laminate tiled flooring. Door to:-

"Jack & Jill" SHOWER ROOM/WC

7'6" x 5'6" (2.30m x 1.68m) Fitted with a white suite comprising corner shower cubicle with thermostatic mains shower, inset wash hand basin and low flush WC. Walls tiled to ceiling height.

- DETACHED HOUSE
- CONTEMPORARY STYLE
- ENTRANCE HALLWAY
- OPEN PLAN KITCHEN/LIVING SPACE
- THREE/FOUR DOUBLE BEDROOMS
- PARTIAL UNDERFLOOR & GAS CENTRAL HEATING
- WI-FI ENABLED NEST HEATING SYSTEM
- ELEVATED SEA & COASTAL VILLAGE VIEWS
- CARPORT
- NO ONWARD CHAIN