

# camel H O M E S

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**

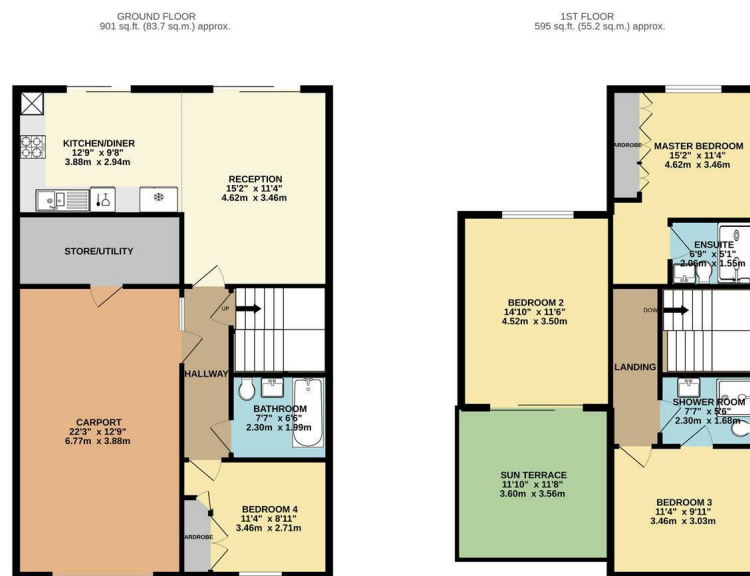
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**DATA PROTECTION ACT 2018**

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**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 bedroomed 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