

# camel HOMES

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

Tel - 01872 571454

sales@camelhomes.co.uk

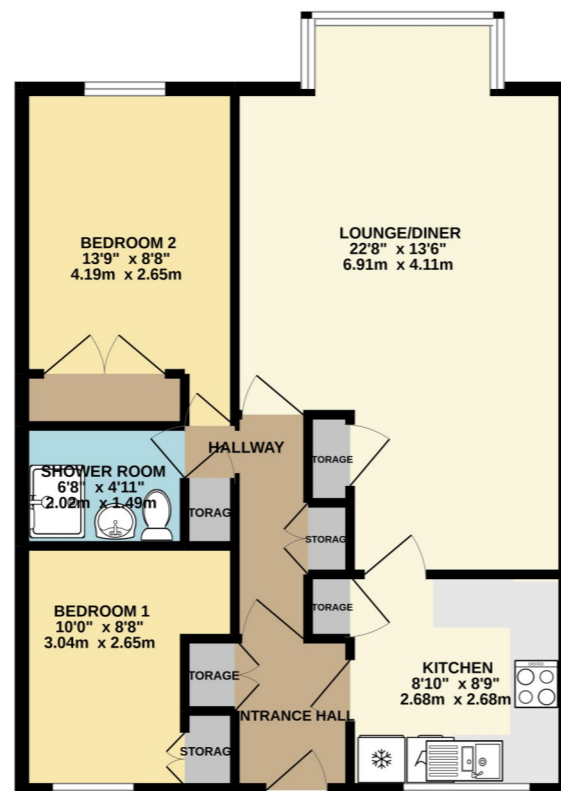


#### OUTSIDE

The apartments are set in well-maintained grounds bordered to one side by a small stream and to the front aspect well stocked borders and a low stone wall. There is a central rear courtyard providing **PARKING FOR VISITORS**, lawns, flower beds and a **DRYING AREA**. Each apartment has its own **SINGLE GARAGE** in a block.

**SERVICES:** Mains electricity, water and drainage.

GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



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## 9 Josephs Court

St Pirans Road, Perranporth, Cornwall, TR6 0DN

# £250,000

**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.

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 Tom Dowling



TOTAL FLOOR AREA - 656 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 9 Josephs Court

Perranporth TR6 0DN

£250,000

Spacious two bedroomed first floor apartment with garage and residential parking area in the popular Joseph's Court development in central Perranporth. Offering well-proportioned living accommodation including an attractive open-plan lounge/diner with feature bay window, well-appointed kitchen, shower room/wc, and two double bedrooms. Outside there is a block-built mid-terraced garage with power and lighting, residents' parking area and communal gardens. The development sits within a short level walk of Perranporth beach and village centre with its wide variety of shops, cafes and other amenities.

Principal accommodation comprises (all dimensions are approximate):-

### First Floor

Concrete steps with handrail to small terrace and uPVC ENTRANCE DOOR to HALLWAY. Doors to principal rooms and double doors to coats cupboard and store cupboard with fitted shelving, airing cupboard with copper cylinder and slatted shelving. Access to insulated loft space.

**KITCHEN** 2.673m x 2.653m (8' 9" x 8' 8") UPVC window. Fitted cupboard units, Beech effect worktops and tiled surrounds incorporating stainless steel sink unit with single drainer, Four ring hob and built in electric oven and grill. Matching wall units. Space for fridge/freezer and space and plumbing for washing machine. Door to walk in pantry with fitted shelving. Telephone point. Door to:-

**LIVING/DINING ROOM** 4.219m max narrowing to 2.66m x 7.212m into bay (13' 10" max narrowing to 8' 9" x 23' 8" into bay) Built in storage cupboard. Two night storage heaters. uPVC bay window with an outlook towards the dunes. Door to INNER HALLWAY.

**BEDROOM ONE** 4.160m x 3.256m (13' 8" x 10' 8") Measurement including built in fitted wardrobes with cupboards over. uPVC window. Night storage heater.

**BEDROOM TWO** 3.287m x 3.026m (10' 9" x 9' 11") Measurement including built in wardrobe. uPVC window.

**BATHROOM** Matching suite comprising panelled bath with shower over, pedestal wash basin, low flush wc. Matching wall mirror, electric shaver point, fully tiled walls, heated towel rail and electric extractor.

999 year lease issued 1st January 1973 with 950 years remaining. Service charges are £375 per six months and reviewed annually. One original share held for the freehold company This property can be used as a main residence or a residential let but not a holiday let.



- FIRST FLOOR APARTMENT
- INDIVIDUAL ENTRANCE
- LIVING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- RESIDENTIAL PARKING
- SHORT LEVEL WALK TO BEACH & SHOPS
- NO ONWARD CHAIN
- COUNCIL TAX BAND - C
- EPC RATING - D

