

camel H O M E S

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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

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Directors: Simon Dowling FRICS FNAEA and Thomas Dowling



Directions:-
Sat Nav: TR6 0HS

What3Words: ///easily.earmarked.silks



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
While 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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12 Nampara Court
Perranporth TR6 0HS

Leasehold





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Nampara Apartments

This beautiful period complex of apartments and maisonettes stands clearly as one of Perranporth's most substantial and impressive buildings. Located in a prominent position overlooking Perranporth and Perrancoombe the building dates back to the late 1800's where it was constructed as a convalescent home for John Passmore Edwards.

In recent years the house has been converted into 12 beautiful and spacious dwellings and in our opinion, number 12 is one of the most impressive. Offering it's own entrance door on the first floor into a small lobby that has stairs leading up to the main accommodation on the second/top floor, the Apartment offers a beautifully light and open loft style of living. The open-plan kitchen/living room with it's large arch windows, high ceilings and wood burner, to the large double master bedroom with its tranquil rural outlook, this truly is a must view apartment.

Accommodation comprises the entrance lobby with stairs to the first floor and it's long and light landing, from here there are doors off to the two bedrooms, bathroom and living room. To the outside, there is parking, guest parking, communal gardens, and an allocated storage cupboard and storage shed, both perfect for surfboard storage.

Within a short walk of Nampara apartments you will find yourself in the centre of Perranporth, a popular coastal town that offers a wide array of amenities for everyday living and holiday users alike. From supermarkets, butchers, hairdressers, gift shops and a great choice of coffee shops, bars and eateries. There is also a regular bus service to neighbouring villages as well as Truro and Newquay and of course, the stunning three miles of sandy beach that in 2022 was voted The UK's No.1 beach.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Entrance Hall

Stairs to the living accommodation

Landing

Loft Style Open-Plan Living Room/Kitchen/Diner
15'10" x 13'0" (4.83m x 3.96m)

Master Bedroom

14'4 x 11'4(4.37m x 3.45m)

Bedroom Two

12'8 x 6'6(3.86m x 1.98m)

Bathroom

5'7 x 5'4(1.70m x 1.63m)

Outbuildings/Storage

To the side of the building there are a group of storage sheds for the apartments. Number 12 has a block storage shed and a storage cupboard allocated to it. Perfect for surfboard storage.

The Grounds

Nampara Court offers pleasant communal gardens that a delightful mix of lawned areas and planted bedding there are also lovely views over the adjoining woodland and across Perranporth.

Parking

There is parking allocated to each apartment as well as guest parking.

- **TOP FLOOR APARTMENT**
- **BEAUTIFULLY LIGHT LOFT STYLE LIVING ROOM**
- **TWO BEDROOMS**
- **WALKING DISTANCE OF THE CENTRE OF TOWN**
- **WALKING DISTANCE TO SHOPS**
- **CLOSE TO THE BEACH**
- **OUTSIDE STORAGE**
- **COMMUNAL GARDENS**
- **COUNCIL TAX BAND - B**
- **EPC - E**

