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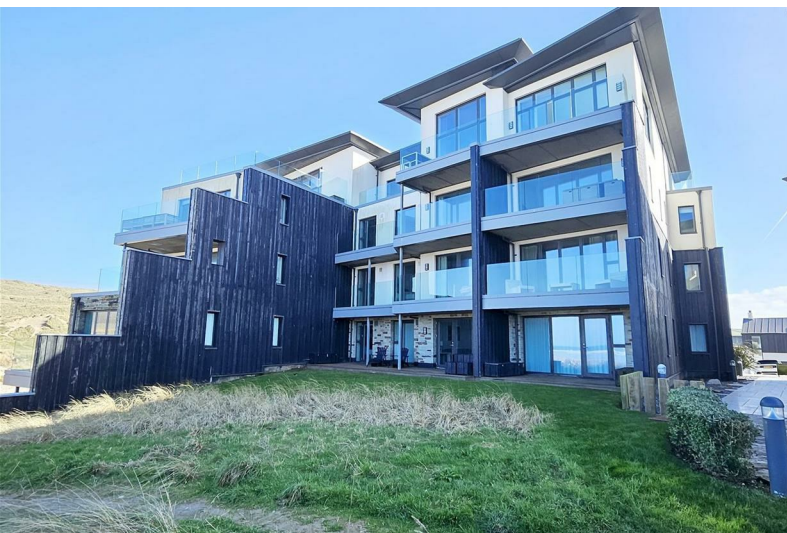
H O M E S



22 The Dunes, Ponsmere Road

Perranporth, TR6 0FJ

Guide Price £775,000



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The Property

On the market for the first time since its original sale, this stunning three-bedroom beachfront apartment boasts three generous bedrooms. The master bedroom not only features a large en-suite bathroom but also its own private balcony. Additionally, there is a family bathroom and a spacious, light-filled open-plan living room/kitchen/diner with a balcony overlooking Perranporth's famous golden sands and Chapel Rock.

The Dunes was such a phenomenon in 2018 when it was launched that people began queuing around the block from 4 am. This is due to the outstanding finish and the location that is second to none, offering the best beach/coastal views, not just in Perranporth, but arguably throughout Cornwall.

The hub of this family-oriented apartment is the open-plan living room/kitchen/diner. It features a well-fitted, contemporary kitchen that includes built-in appliances, a living room with multi-aspect windows, and of course, a large balcony with breathtaking views.

Outside the apartments, there is allocated, permit parking and access to the beach. Perranporth's center is within a short walk and provides everything you would need for day-to-day living, as well as a plethora of bars,

restaurants, and sporting facilities.

All of this makes The Dunes a perfect home, holiday home, or investment, with the potential to become a successful holiday letting property.

Communal Entrance Lobby

Stairs and lifts to first and second floor.

Entrance Hall

24'2" x 3'8" (7.37m x 1.12m)

Open Plan Kitchen/Diner

28'2" x 15'4" (8.59m x 4.67m)

Balcony

16'5" x 7'5" (5.00m x 2.26m)

Stunning, unbeatable views that stretch out over Perranporth Beach, taking in Chapel Rock and beyond.

Master Bedroom with Balcony

15'9" x 11'10" (4.80m x 3.61m)

EnSuite

7'7" x 7'4" (2.31m x 2.24m)

Bedroom Two

10'0" x 9'10" (3.05m x 3.00m)

Bedroom Three

9'10" x 9'6" (3.00m x 2.90m)

Bathroom

7'6" x 5'7" (2.29m x 1.70m)

Parking

The property has an allocated parking space with permit.

Tel: 01872 571454

Directions

Sat Nav: TR6 0FJ

What3words: ///pizzeria.action.slurping

Property Information

Age of Construction: 2018's (Assumed)

Construction Type: Block(Assumed)

Heating: Ground Source Heat Pump

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: Business Rates (Previously Council Tax Band F)

EPC: B85

Tenure: Leasehold (owning a share of the freehold)

Lease Term: 999yrs from 2018. (993 remaining)

Ground Rent: £350.00pa

Service Charge: £3,758.55pa

Management Company: The Dunes Perranporth Ltd.
Management

Agents Notes

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

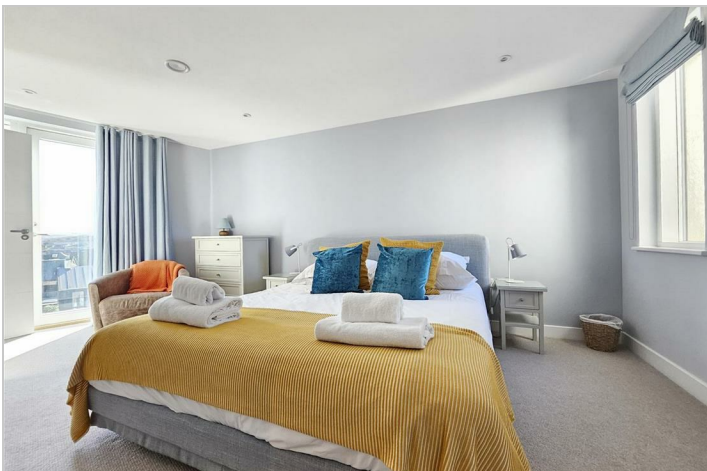
sale.

PROPERTY MISDESCRIPTIONS

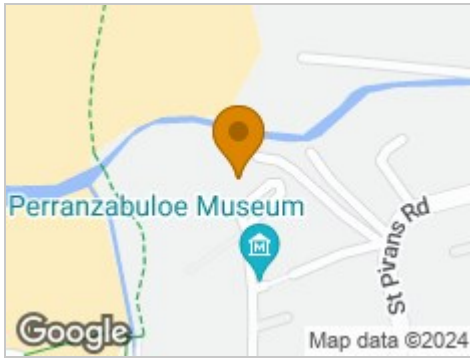
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property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



Road Map



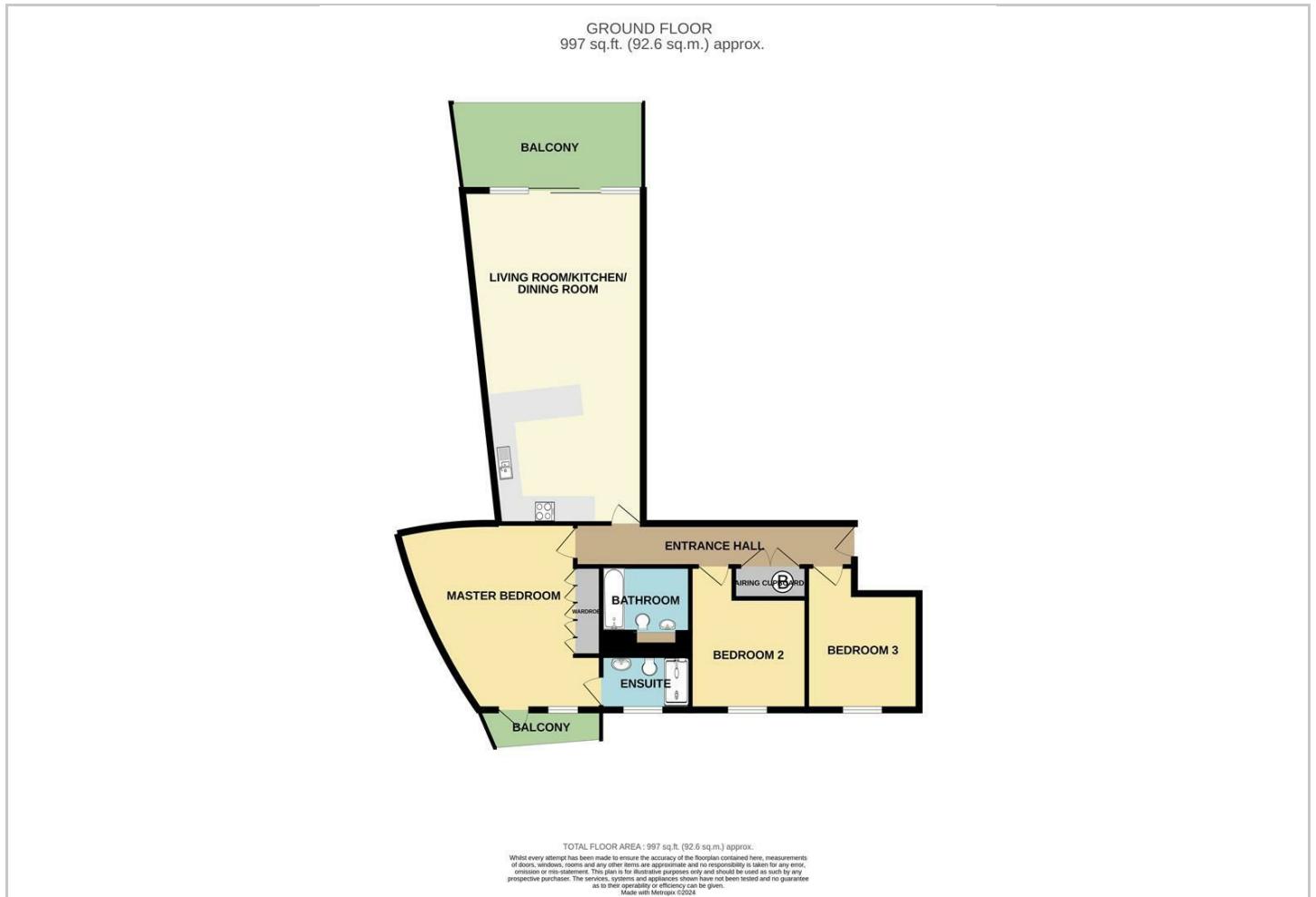
Hybrid Map



Terrain Map



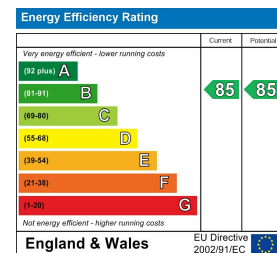
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.