

# camel

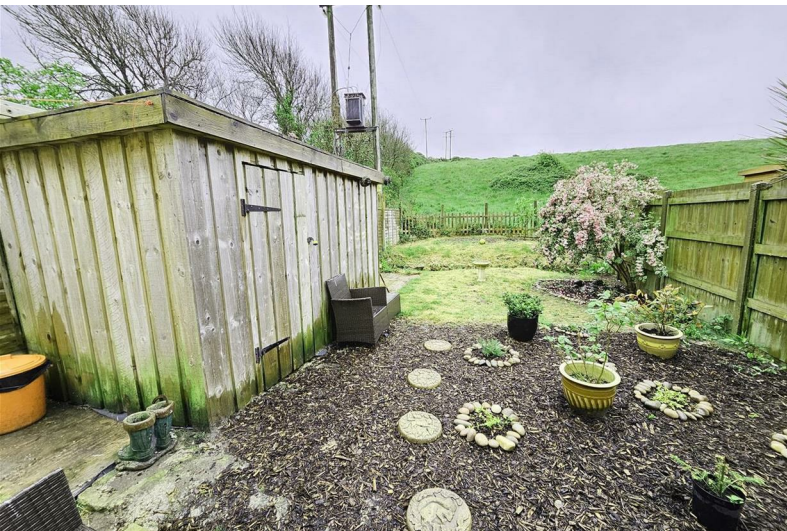
H O M E S



## 4 Morwenna Gardens

Perranporth, TR6 0DW

Guide Price £450,000



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## The Property

Set on the edge of the holiday town of Perranporth is this extended, three-bedroom family home. Having been extended to the rear and into the attic, this home now enjoys extra living space and larger sleeping accommodation.

The full layout comprises an entrance hall with a utility room, a living room with a wood-burning stove, and a dining room/kitchen/family room, all on the ground floor. The first floor has two double bedrooms and a bathroom, while the third bedroom is now in the attic, featuring a double bedroom with a sitting room area and an en-suite shower room.

To the outside, you have enclosed gardens to the rear of the property. The current owners have made changes to the front, providing level parking for two cars and an enclosed courtyard with a seating area and storage.

The center of Perranporth is only a short distance from this family home, and the beach is within a 5-minute walk. It's a great location that will suit any family or couple looking to be in the heart of this bustling coastal location but tucked away from the crowds.

Heating is provided by an LPG central heating system and the windows are double glazed throughout.

## Entrance Hall

5'4" x 3'6" (1.63m x 1.07m)

## Utility Room

5'5 x 3'3 (1.65m x 0.99m)

Former W.C.

## Living Room

13'2 x 12'6 (4.01m x 3.81m)

## Dining Room

15'7 x 10'0 (4.75m x 3.05m)

## Kitchen

15'7 x 10'3 (4.75m x 3.12m)

## Landing

## Bedroom

11'9 x 7'9 (3.58m x 2.36m)

## Bedroom

11'5 x 9'4 (3.48m x 2.84m)

## Bathroom

6'3 x 5'5 (1.91m x 1.65m)

## 2nd Floor

## Bedroom (with snug area)

18'8 x 12'5 narrowing to 9'3 (5.69m x 3.78m narrowing to 2.82m)

Slopping Ceilings

## En-Suite Shower Room

9'3 x 3'2 (2.82m x 0.97m)

## Gardens

To the front of the property, below the parking area, you have gravelled and paved gardens that are enclosed with a garden shed. To the rear, you will find lawned gardens that are also fully enclosed.

## Parking

Parking can be found at the front of the property. There is a driveway with parking for two cars.

Tel: 01872 571454

## Directions

Sat Nav: TR6 0DW

What3words: ///surprised.scrubber.tugging

For further help please call Camel Homes.

## Property Information

Age of Construction: 1997 (Assumed)

Construction Type: Block (Assumed)

Heating: LPG

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: E

Tenure: Freehold

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Homes, Perranporth.

### MONEY LAUNDERING REGULATIONS

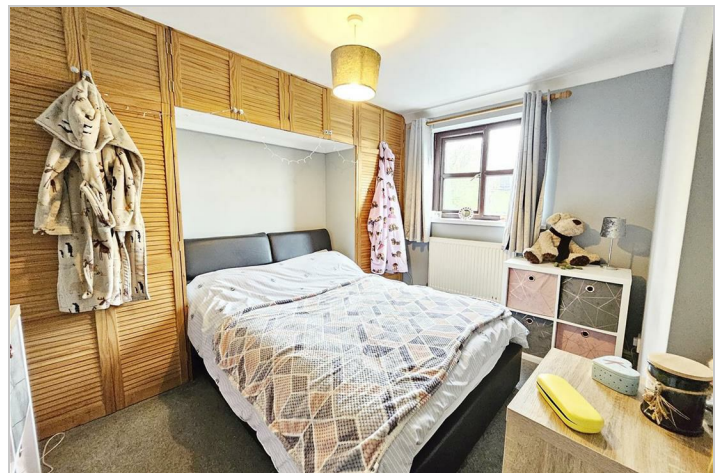
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



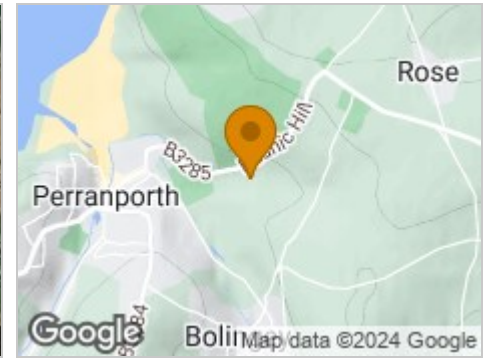
## Road Map



## Hybrid Map



## Terrain Map



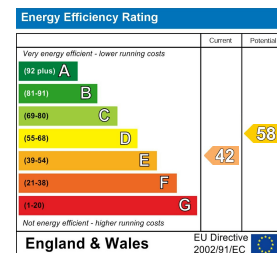
## Floor Plan



## 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.