



## 4 Hanover Close

Perranporth, TR6 0PA

Chain Free £425,000





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## The Property

Located in a private close with just five properties, this detached, two/three-bedroom home is perfect for those looking to live in a level location, just 1000 feet from Perranporth's beautiful sandy beach.

The property is available chain-free and offers accommodation comprising a living room, kitchen/diner, rear porch, three bedrooms, and a shower room. Outside, there are small enclosed gardens to the rear and side, as well as an attached garage.

The property is double glazed throughout and has electric heating.

In addition to being within walking distance to the beach, the property is also close to an array of shops, coffee shops, supermarkets, pubs, restaurants, and bus services. Perranporth also offers a great choice of sporting and social facilities, including football, rugby, tennis, golf, and bowls clubs.

For public transport, there are bus stops within a short walk of Hanover Close.

## Entrance Porch

5'0" x 4'0" (1.52m x 1.22m)

## Living Room

18'1" x 11'7" (5.51m x 3.53m)

## Kitchen/Diner

18'1" x 9'7" (5.51m x 2.92m)

## Rear Porch

8'6" x 3'11" (2.59m x 1.19m)

## Landing

7'6" x 7'1" (2.29m x 2.16m)

## Bedroom One

12'0" x 9'8" (3.66m x 2.95m )

## Bedroom Two

10'7" x 9'5" (3.23m x 2.87m)

## Bedroom Three

8'1" x 4'6" (2.46m x 1.37m )

## Shower Room

7'0" x 5'5" (2.13m x 1.65m)

## Garage

16'6" x 9'2" (5.03m x 2.79m)

## Gardens

To the side and rear of the property you have small enclosed and low maintenance gardens with access to the front of the property from both sides and access into the garage.

## Directions

Sat Nav: TR6 0PA

What3words: ///heckler.campus.clocks

For further help please contact Camel Homes.  
01872 571454

Tel: 01872 571454

## Property Information

Age of Construction: 1990's (Assumed)

Construction Type: Block (Assumed)

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: Awaiting New EPC

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.

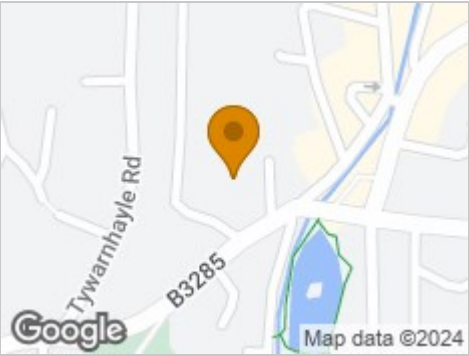
### DATA PROTECTION ACT 2018

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



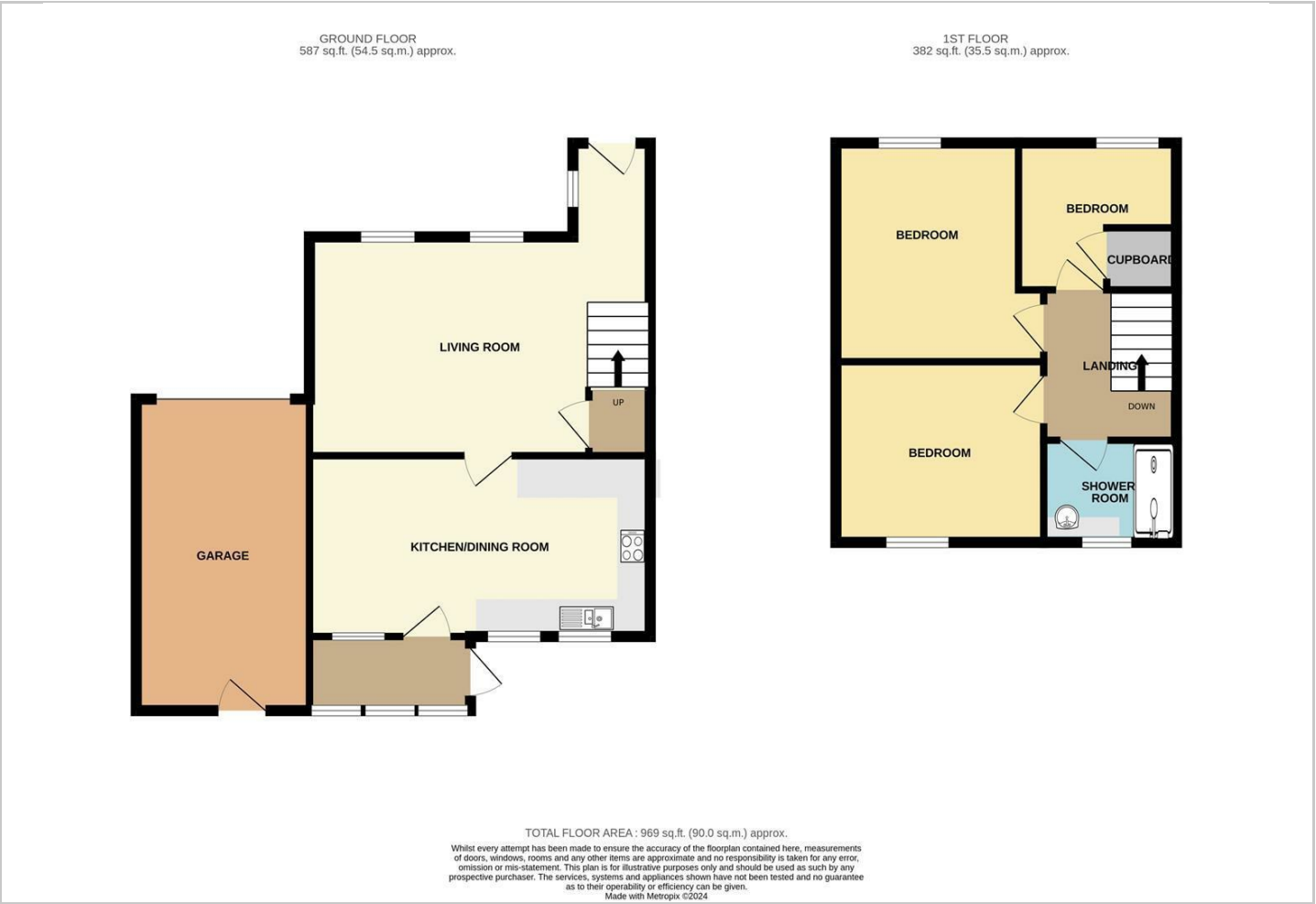
Hybrid Map



Terrain Map



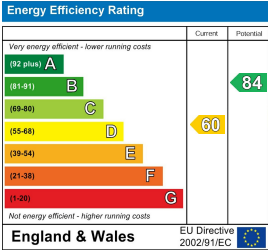
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.