



## 1 Waves Wheel Leisure

Perranporth, TR6 0FQ

Guide Price £725,000



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## The Property

This impeccably presented townhouse spans three floors and boasts four spacious bedrooms along with three bathrooms. Conveniently located within walking distance of Perranporth's captivating golden sandy beach, this property has a proven track record as a successful holiday rental. Now on the market for sale, it presents an enticing mix of coastal allure and investment opportunities.

Constructed in 2021, The Waves development comprises a terrace of five properties. This particular end-terrace unit offers a comprehensive layout including a welcoming entrance hall, a bedroom, jack n jill en-suite shower room, and utility room on the ground floor. The first floor hosts three additional bedrooms, one of which are ensuite, and a family bathroom. The second floor showcases a bright and airy open-plan living room, kitchen, and dining area with delightful coastal views from the comfort of the private balcony. The property also boasts an MHVR system for recirculating air.

Externally, the property features enclosed gardens with a hot/cold shower, parking space for two cars and a PodPoint EV charging point, as well as a convenient storage unit ideal for bikes and watersport equipment essential for coastal living. Heating for this eco-friendly home is electric, complemented by a modern solar panel system and double-glazed windows, resulting in efficient and cost-effective living with an Energy Performance Certificate rating of B89.

For those interested in maintaining it as an investment property, detailed holiday letting figures and past incomes are available. Alternatively, this residence serves as a perfect family home for those seeking proximity to the beach and the array of amenities Perranporth has to offer, including shops, coffee shops, pubs, eateries, and a variety of sporting, leisure, and social facilities.

## Entrance Hall

20'6 x 7'9 (6.25m x 2.36m)

## Bedroom

13'3 x 9'5 (4.04m x 2.87m)

## Jack n Jill En-Suite Shower Room

8'0 x 7'5 (2.44m x 2.26m)

## Utility Room

7'10 x 6'4 (2.39m x 1.93m)

## FIRST FLOOR LANDING

11'4 x 4'5 (3.45m x 1.35m)

## Master Bedroom

12'4 x 11'9 (3.76m x 3.58m)

## Ensuite Shower Room

9'2 x 3'5 (2.79m x 1.04m)

## Bedroom

10'2 x 9'5 (3.10m x 2.87m)

## Bedroom

7'10 x 6'4 (2.39m x 1.93m)

## Bathroom

7'11 x 6'5 (2.41m x 1.96m)

## SECOND FLOOR

## Living Room/Diner

19'0 x 15'9 (5.79m x 4.80m)

## Kitchen (open plan)

15'9 x 9'5 (4.80m x 2.87m)

## OUTSIDE OF THE PROPERTY

## Store

8'0 x 7'9 (2.44m x 2.36m)

Located to the front of the property, off the driveway.



### Gardens

Enclosed courtyard gardens to the rear of the property. Easy to maintain and perfect for a holiday let or for anyone with a busy coastal lifestyle.

### Parking

Parking for two can be found at the front of the property.

### Directions

SAT NAV: TR6 0FQ

WHAT3WORDS: ///knowledge.moderated.surviving

### Property Information

Age of Construction: 2021 (Assumed)

Construction Type: Block (Assumed)

Heating: Air source heat pump and Solar

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: Currently Exempt due to business rates

EPC: B89 (Potential A92)

Tenure: Freehold with service charge, to be confirmed.

### 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

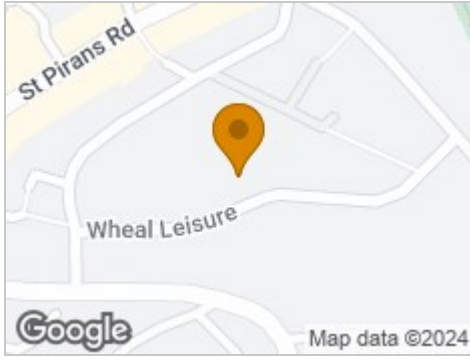
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property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



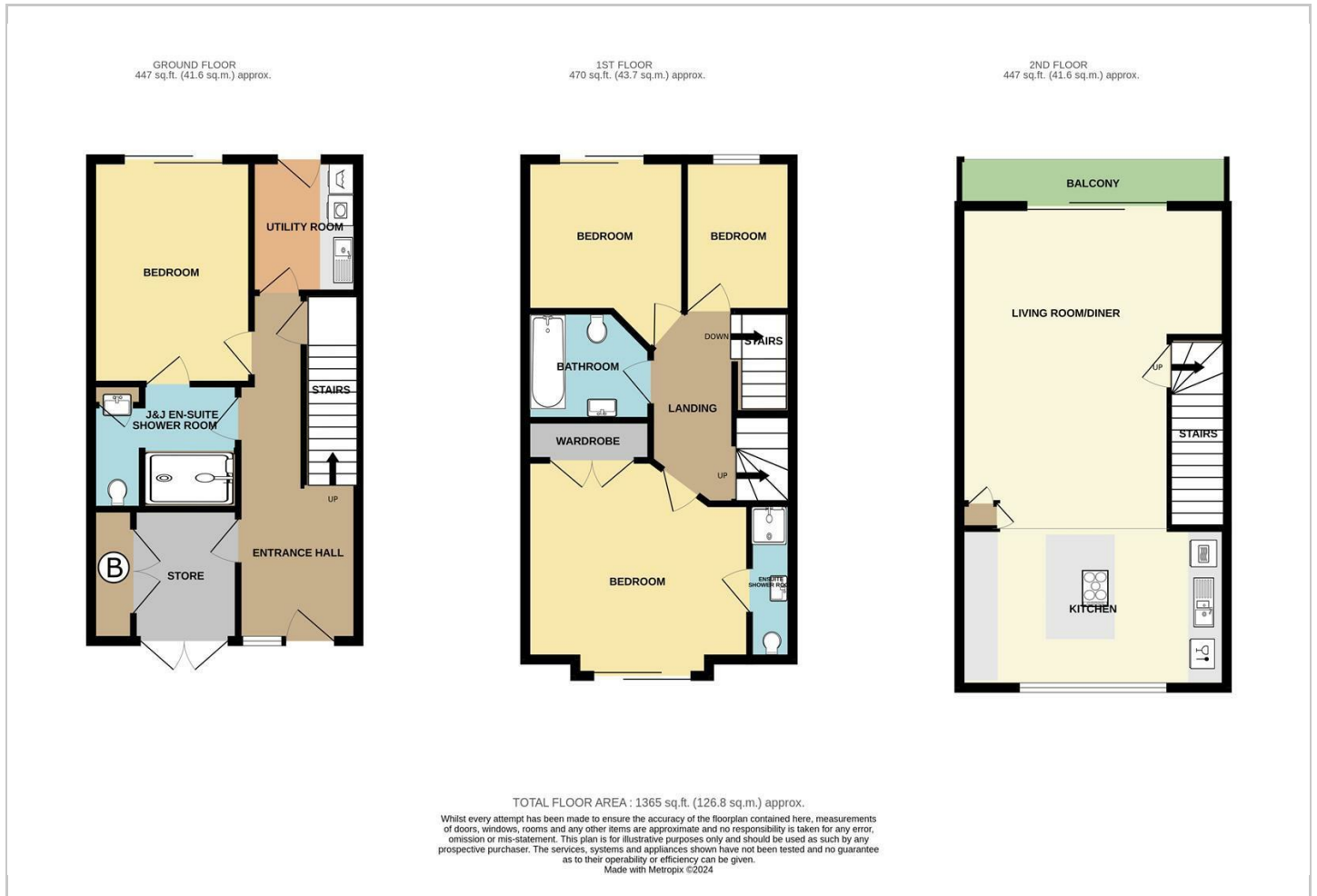
## Hybrid Map



## Terrain Map



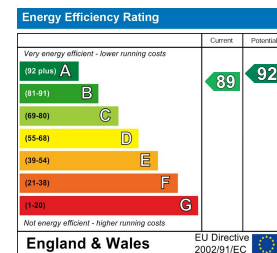
## Floor Plan



## 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.