



21 Liskey Hill

Perranporth, TR6 0ET

Guide Price £395,000



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The Property

For those looking for a family home, a home with additional living space for a younger or elderly relative, or a property with income potential, Camel Coastal & Country highly recommend viewing this 5/6-bedroom home.

The main accommodation is extremely well presented and comprises:

- A living room
- Dining room with a kitchen off in a semi-open plan style on the ground floor
- Five bedrooms and a bathroom on the first floor

The annexe, which can be accessed from the side of the property, is in need of work but is divided into rooms that could serve as a bedroom, a shower room, and a studio living room/kitchen.

Outside, there are gardens for both the main house and the annexe, an outside W.C., and a garden office. Parking is available with a driveway at the front that accommodates parking for four cars.

Located on Liskey Hill and within a short walk of shops, restaurants, coffee shops, bus services, and, of course, the beautiful golden sandy beach Perranporth has to offer.

Perranporth is a great all-year-round community loved by residents and holidaymakers alike. In addition to the beach and coastal walks, you will find many sporting facilities, including an 18-hole golf course, football club, rugby club, tennis and lawn bowls clubs, and active open water swimming groups.

Please note that this property is a ****CASH ONLY**** purchase. This is due to being of block construction, and a Mundic test has confirmed Mundic blocks to be present.

Entrance Porch

6'10 x 3'0 (2.08m x 0.91m)

Hallway

14'7 x 5'11 (4.45m x 1.80m)

Living Room

13'7 x 12'10 (4.14m x 3.91m)

Dining Room

13'6 x 12'10 (4.11m x 3.91m)

Kitchen

12'3 x 6'10 (3.73m x 2.08m)

Landing

9'4 x 8'5 (2.84m x 2.57m)

Bedroom One

12'11 x 11'6 (3.94m x 3.51m)

Bedroom Two

11'5 x 11'0 (3.48m x 3.35m)

Bedroom Three

9'4 x 8'6 (2.84m x 2.59m)

Bedroom four

8'9 x 8'3 (2.67m x 2.51m)

Bedroom Five

8'4 x 6'4 (2.54m x 1.93m)

Family Bathroom

8'9 x 8'3 (2.67m x 2.51m)

The Annexe

The annexe is currently in need of work and there is no kitchen or shower room. This gives someone the perfect chance to make it their own. It would be perfect for an additional family member, or small letting/holiday unit.

Tel: 01872 571454

Living Room/Kitchen
15'4 x 8'7 (4.67m x 2.62m)

Bedroom
9'0 x 6'2 (2.74m x 1.88m)

Shower Room
8'1 x 4'9 (2.46m x 1.45m)

Gardens

The gardens to the rear are split into two sections. The main house has a lawned garden with patio seating area and large shed/garden office and the annexe has it's own private patio style courtyard.

Parking

The driveway to the front of the property provides parking for around 4 vehicles.

Directions

Sat Nav: TR6 0ET

What3words: ///rejoiced.informed.blanks

Property Information

Age of Construction: 1930/40's
Construction Type: Block (Mundic tested and present)
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Drainage: 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

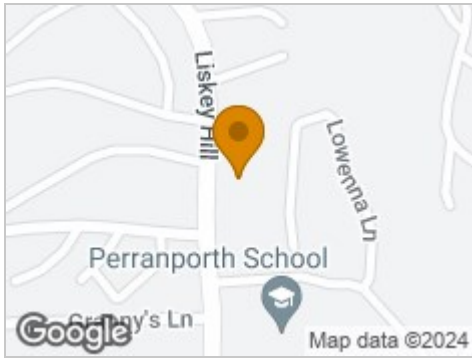
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property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



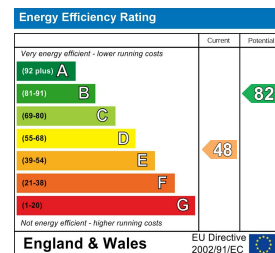
Floor Plan



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.