



## 5 Perrancoombe Garden Court

Perrancoombe, Perranporth, TR6 0JH

Guide Price £375,000



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## The Property

A uniquely versatile property, laid out over two floors. Currently used as one family home that is perfect for multi-family living due to the ground floor having a bedroom, shower room and kitchen/diner, but could also be divided into two separate dwellings.

The property features reverse accommodation for the main living area, offering views over the communal gardens and stream. There are also two bedrooms, a dining area, and a bathroom on the first floor.

The ground floor includes a self-contained apartment with a large double bedroom that opens to the gardens, a kitchen diner with access to the patio and gardens, a shower room, and a large garage that could be converted into an additional room. This part of the property is ideal for those who could need ground floor living due to age or disability.

The property is very well presented, move-in ready, and features double glazing throughout. In addition to the garage, there is parking at the front for two to three cars.

Perrancoombe Garden Court is a popular close of just nine homes, set off the main road that runs through the quiet hamlet, providing owners with a great sense of privacy and rural living. Perranporth centre, with its array of shops, coffee shops, sporting facilities, public houses, and restaurants, is within a mile. Here you will also find the stunning beach and coastal walks the town is famed for.

## Entrance Lobby

10'0 x 7'5 (3.05m x 2.26m)

## Hallway

7'8 x 6'6 (2.34m x 1.98m)

## Ground Floor Apartment Hallway

6'6 x 5'0 (1.98m x 1.52m)

## Bedroom

13'7 x 12'4 (4.14m x 3.76m)

## Kitchen/Living Room

13'9 x 11'10 (4.19m x 3.61m)

## Shower Room

6'4 x 4'2 (1.93m x 1.27m)

## Integral Garage

16'8 x 10'4 (5.08m x 3.15m)

## FIRST FLOOR

## Living Room/Diner

22'06 x 12'10 (6.86m x 3.91m)

## Kitchen

10'9 x 7'1 (3.28m x 2.16m)

## Inner Hall

## Bedroom One

11'4 x 10'5 (3.45m x 3.18m)

## Bedroom Three

10'4 x 9'8 (3.15m x 2.95m)

## Bathroom

6'8 x 5'4 (2.03m x 1.63m)

## Patio

There is a patio area situated off the lower floor, this in turn leads to the communal gardens and stream.

## Parking

Parking for the home can be found on the driveway and provides parking for two/three vehicles. There is also the large garage but this also lends itself for conversation.

### Communal Gardens

The property sits within fabulous communal gardens of approximately one and a half acres, comprises lawned gardens that are split by the picturesque stream and a variety of well-established trees and shrubs.

### Directions

Sat Nav: TR6 0JH

What3Words: ///snowboard.seasons.marzipan

For further information, please contact Camel Coastal & Country.

### Property Information

Age of Construction: 1970s

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Drainage: Mains

Council Tax: D

EPC: E

Tenure: Freehold

Charges: There is a committee set up between the houses to deal with looking after the gardens and communal areas. An annual charge of £300 covers all garden maintenance

### Agents Notes

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

### MONEY LAUNDERING REGULATIONS

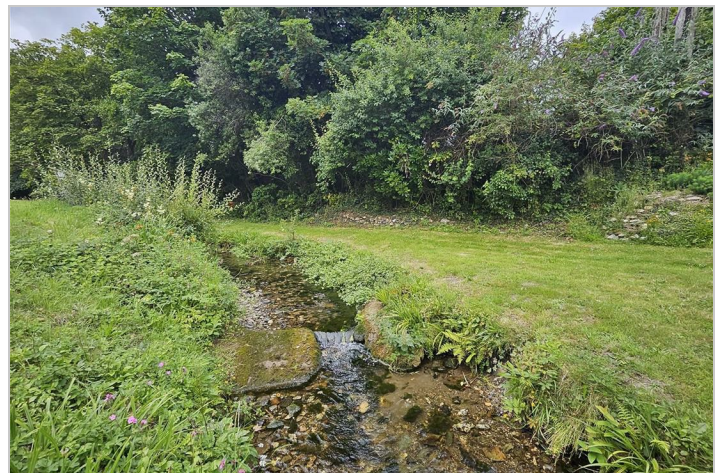
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



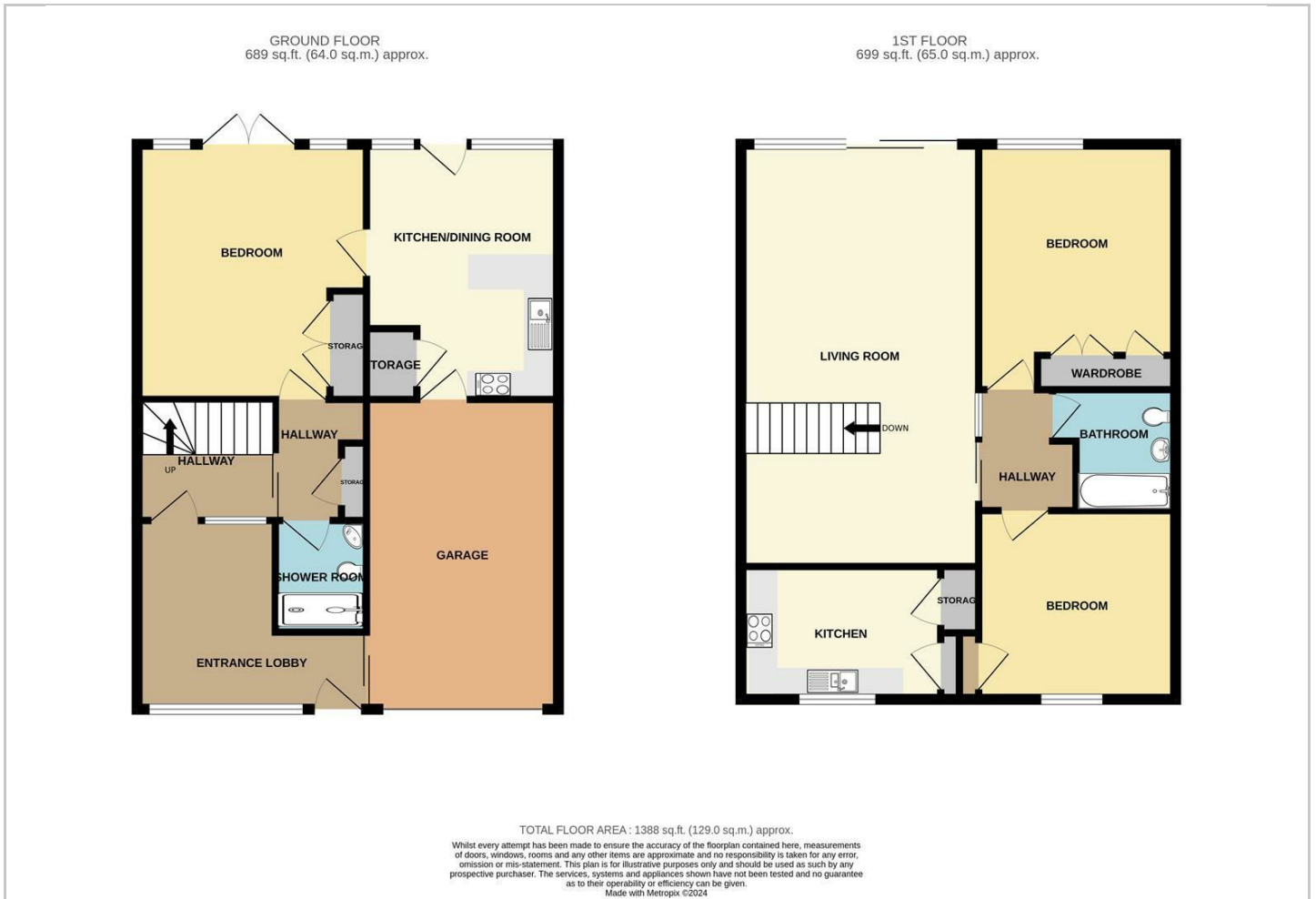
## Hybrid Map



## Terrain Map



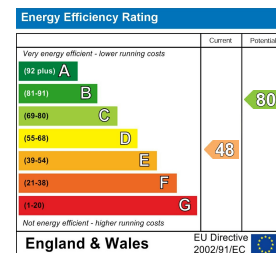
## Floor Plan



## 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.