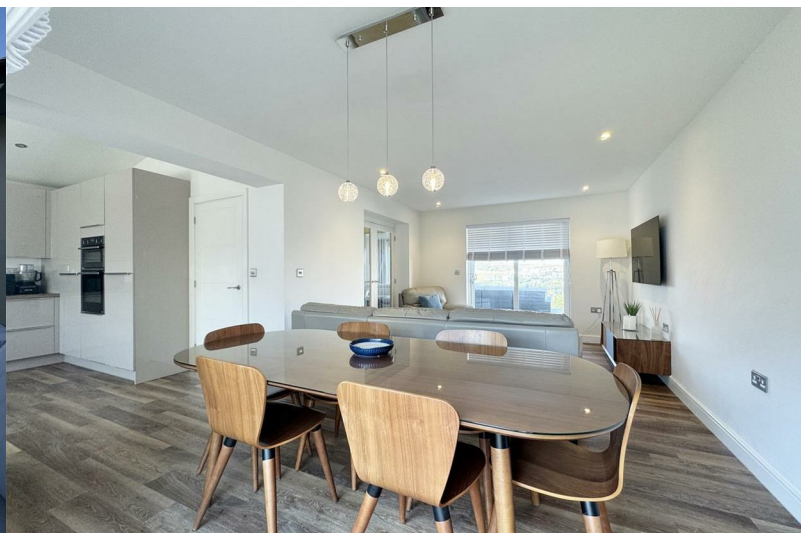




22 Sea View Crescent

Perranporth, TR6 0FN

Guide Price £635,000



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The Property

Introducing a Contemporary 3/4 Bedroom, Immaculately Presented Home in Perranporth with Stunning Sea and Countryside Views

Located at the top of the popular coastal village of Perranporth, this exceptional home offers a remarkable blend of contemporary design, impeccable presentation, and awe-inspiring vistas of the sea and countryside. With its spacious layout, luxurious finishes, and abundance of natural light, this property presents an unparalleled opportunity for those seeking the very best of the Cornish coastal lifestyle.

The accommodation is considered flexible, with three bedrooms on the ground floor and a 4th bedroom or second sitting room on the first floor. The ground floor also features a family bathroom, utility room, and an en-suite to the master bedroom.

Upon reaching the first floor, you will find the large, light-filled, semi-open plan living room/kitchen/diner, which offers a lounge area with patio doors leading out to the sea-facing sun terrace. There is a dining area with access to the rear balcony overlooking the gardens, and the kitchen provides an abundance of cupboards and appliances.

The 4th bedroom/sitting room also benefits from patio doors leading to the balcony, where the rural and sea views can be enjoyed.

Outside, you will find a large, fully covered carport with parking for two cars and access to the rear gardens, which are enclosed and offer a choice of patio seating areas or an elevated lawned garden.

Situated at the top of Perranporth, this house provides easy access to the town's vibrant amenities, including charming cafés, local shops, and pristine beaches. The property also benefits from excellent transport links, allowing for convenient travel to nearby villages, towns, and Truro.

Entrance Hall

18'8 x 4'10 (5.69m x 1.47m)

Master Bedroom

11'5 x 9'10 plus wardrobes 8'3 x 2'3 (3.48m x 3.00m plus wardrobes 2.51m x 0.69m)

Ensuite Shower Room

7'11 x 4'11 (2.41m x 1.50m)

Bedroom

11'8 x 9'10 plus wardrobes 6'7 x 2'3 (3.56m x 3.00m plus wardrobes 2.01m x 0.69m)

Family Bathroom

7'3 x 6'11 (2.21m x 2.11m)

Bedroom

11'8 x 9'0 plus wardrobes 6'7 x 2'2 (3.56m x 2.74m/0.00m plus wardrobes 2.01m x 0.66m)

Utility Room

7'3 x 4'8 (2.21m x 1.42m)

Landing

Living Room/Diner

18'10 x 11'5 (5.74m x 3.48m)

Front Balcony

13'1 x 11'11 (3.99m x 3.63m)

Rear Balcony

12'8 x 5'10 (3.86m x 1.78m)

Kitchen

11'8 x 13'2 (3.56m x 4.01m)

Sitting Room/4th Bedroom

14'1 x 11'8 (4.29m x 3.56m)

Gardens

There is plenty of pleasant outside space with the property. To the front and rear you have the balconies but in addition to

these, you have an enclosed rear garden that is split into two areas. The first is a great BBQ/patio area, which has steps leading up to the elevated lawned gardens.

Carport

The carport to the front of the property provides covered parking for two cars.

Directions

Sat Nav: TR6 0FN

What3words: ///shortcuts.intervals.switched

Property Information

Age of Construction: 2020

Construction Type: Stone (Assumed)

Heating: Mains Fed Gas (Communal LPG tank on site)

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: B73

Site charge apply for the upkeep of communal areas. - £TBC

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

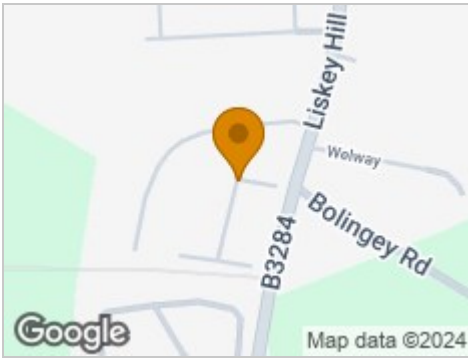
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property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



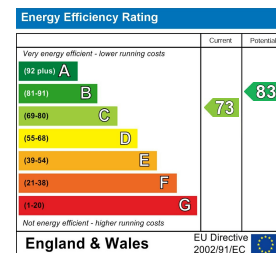
Floor Plan



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.