

EST. 1999

C A M E L

COASTAL & COUNTRY



## 15 Liskey Hill

, Perranporth, TR6 oET

Guide Price £400,000



# 15 Liskey Hill

, Perranporth, TR6 0ET

## Guide Price £400,000



### The Property

Set on Liskey Hill is this three-bedroom, two-reception room home. Presented to a high standard and retaining many of its original features, the property is perfect for those seeking a period home within walking distance of shops and the beach.

Accommodation begins in the traditional entrance hall, with stairs leading to the first floor and doors to the living room and dining room. In addition to the lovely bay window at the front, the living room shares an open fireplace with the dining room, which features a wood-burning stove. From the dining room, double-glazed French doors lead out to the garden, and there is also a doorway into the galley-style kitchen. From the kitchen, you have further access to the garden as well as a convenient utility room and downstairs shower room.

Two of the bedrooms and the family bathroom are on the first floor, with stairs leading to the second floor, where you will find the third bedroom, currently used as an office.

Outside the property, there is driveway parking at the front and enclosed gardens to the rear, which include a garden office/summerhouse.

15 Liskey Hill is conveniently located just a short distance from the centre of Perranporth, where you'll find everything needed for day-to-day living, including supermarkets, shops, doctors' offices, pubs, restaurants, and more. For those seeking an active lifestyle, the area offers a wide range of sporting and leisure facilities, such as football, rugby, golf, tennis, and bowls clubs, along with several riding stables. The beach is also just a short walk from the property, adding to its appeal.

### Entrance Hall

14'4 x 5'4 (4.37m x 1.63m)

### Living Room

11'8 x 11'2 (plus bay window) (3.56m x 3.40m (plus bay window))

### Dinning Room

14'4 x 9'4 (4.37m x 2.84m)

### Kitchen

9'9 x 7'10 (2.97m x 2.39m)

### Utility Room

8'7 x 3'1 (2.62m x 0.94m)

### Shower Room

7'5 x 4'1 (2.26m x 1.24m)

### Landing

12'7 x 5'6 (3.84m x 1.68m)

### Bedroom

11'1 x 11'3 (plus bay window) (3.38m x 3.43m (plus bay window))

### Bedroom

11'3 x 11'3 (3.43m x 3.43m)

### Bathroom

8'2 x 7'2 (2.49m x 2.18m)

### Reading Area/Hallway

With stairs to the 2nd floor

### Bedroom

17'4 x 9'5 (5.28m x 2.87m)

This room is measured the maximum measurements, to include the chimney breast and sloping ceilings. There is also storage into the eaves on both sides.

### Garden Office/Summer House

9'2" x 6'7" (2.79m x 2.01m)

### Garden

At the rear of the home, you'll find enclosed, low-maintenance gardens. Raised flower beds border a gravel path that leads to a charming summerhouse, which can also serve as an outdoor office.

### Parking

There is driveway parking to the front of the property for 3 cars.

## Directions

Sat Nav: TR6 oET

What3words: ///soccer.beads.loyal

## Property Information

Age of Construction: 1920

Construction Type: Block

Heating: Mains Air Source Heat Pump and Wood Burner

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: D59

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

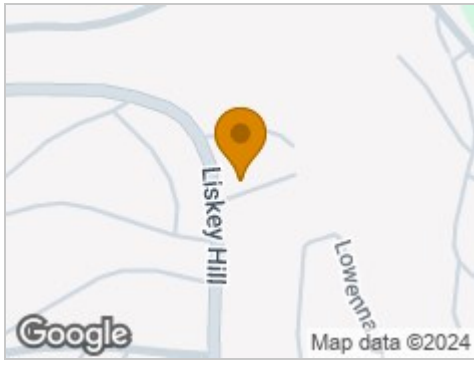
guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If 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



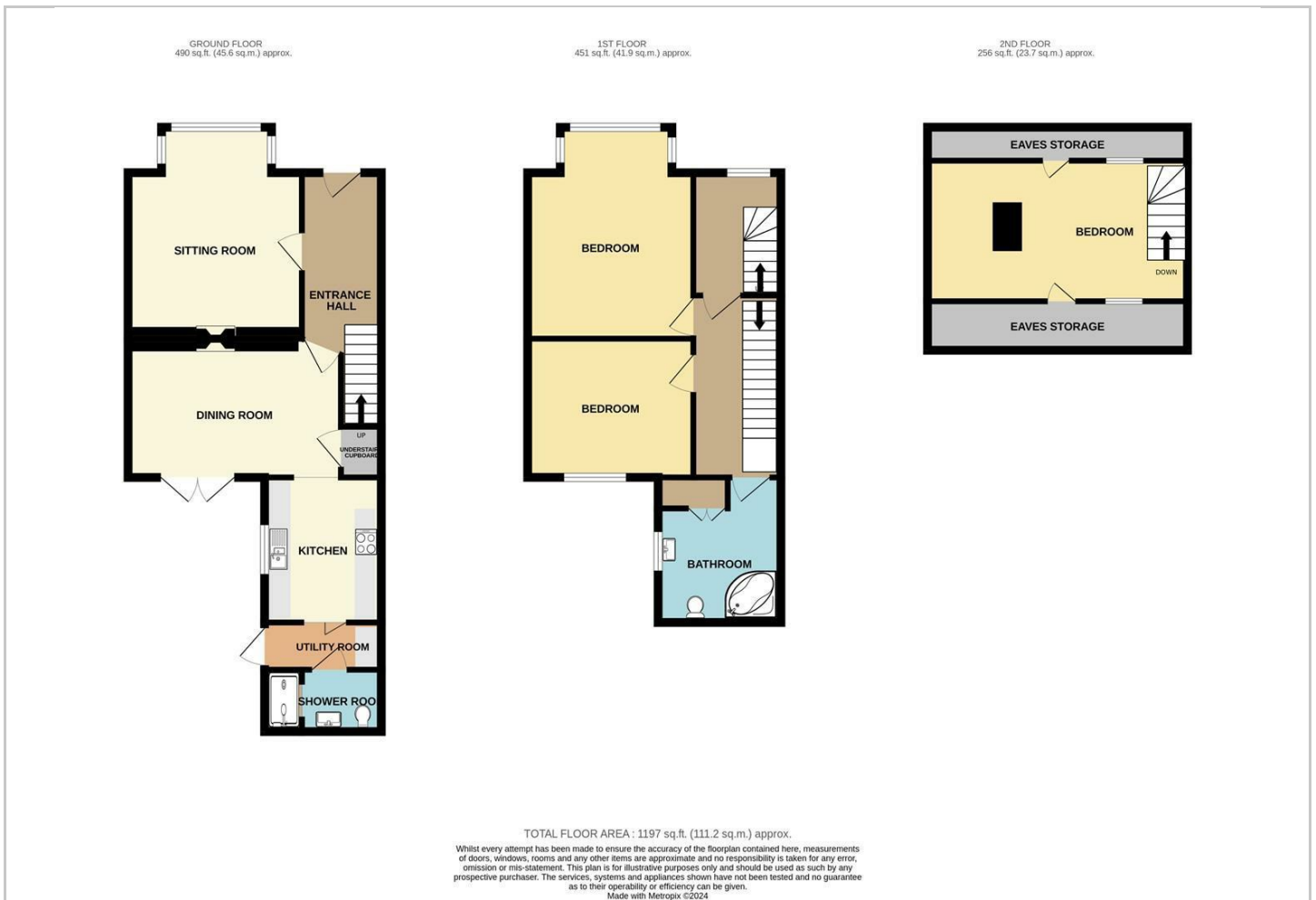
## Hybrid Map



## Terrain Map



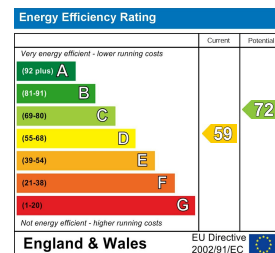
## Floor Plan



## 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.