

EST. 1999

# CAMEL

COASTAL & COUNTRY



## Chy Caradar, Liskey Hill Crescent

Perranporth, TR6 oHP

£650,000



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## The Property

Set in a quiet and exclusive crescent off Liskey Hill, this substantial five/six-bedroom family home is just a short walk from the centre of Perranporth. Offering generous ground-floor accommodation, the property includes a 22'10 living room/diner and an equally impressive kitchen/dining/family room, as well as two bedrooms and a bathroom. This layout is ideal for those requiring both living and sleeping spaces on the ground floor.

The first floor features four additional bedrooms, three of which benefit from en-suite facilities, providing excellent flexibility for family living or hosting guests.

Outside, the property boasts a block-paved driveway, lawned gardens, and access to the integral double garage at the front. To the rear, you'll find a spacious, well-maintained lawned garden, perfect for outdoor activities and relaxation.

The impressive 38ft x 18ft garage offers convenient access to both the kitchen and the rear garden, adding to the home's functionality.

Additional features include double glazing throughout, oil-fired central heating, and ample solar panels that generate an income for the current owner, helping to offset electricity and heating costs.

Liskey Hill Crescent enjoys views out to the coast, and Perranporth's famous sandy beach is just a short walk away, as are the wide array of shops, coffee houses, and social amenities the area has to offer.

## Entrance Hall

### Living Room

22'09 x 15'2 (6.93m x 4.62m)

### Bedroom

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

plus Bay window

### Bedroom/Office

9'6 x 8'2 (2.90m x 2.49m)

### Bathroom

8'2 x 7'4 (2.49m x 2.24m)

### Kitchen/Diner/Family Room

22'10 x 11'6 (6.96m x 3.51m)

Plus bay window

### Double Garage

37'8 x 18'1 (11.48m x 5.51m)

### Landing

29'4 x 3'11 (8.94m x 1.19m)

### Bedroom

15'2 x 14'2 (4.62m x 4.32m)

### En-Suite

6'4 x 5'0 (1.93m x 1.52m)

### Bedroom

11'5 x 11'3 (3.48m x 3.43m)

### Bedroom

11'3 x 9'5 (3.43m x 2.87m)

### En-Suite

6'5 x 4'11 (1.96m x 1.50m)

### Bedroom

14'2 x 10'2 (4.32m x 3.10m)

### En-Suite

7'9 x 5'5 (2.36m x 1.65m)

### Garden

To the front, rear and side of the property you will find lawned gardens and to the rear there is a patio seating area and elevated section that houses the oil tank.

Tel: 01872 571454

## Parking

To the front of the property you have a block paved double driveway with parking for three cars and access to the large double garage.

## Directions

Sat Nav: TR6 oHP

What3words: ///nicknames.acting.reapply

For further information, please contact Camel Coastal & Country. 01872 571454

## Property Information

Age of Construction: 1935

Construction Type: Block

Heating: Mains Oil central Heating and Solar

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: B

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



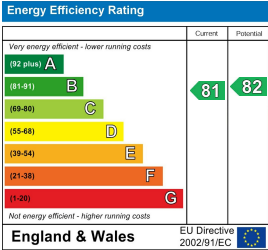
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.