

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 51 Lowenna Lane

Perranporth, TR6 0FE

O.I.R.O £375,000



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## The Property

This extremely well presented, three bedroom home is located within a modern and popular development, within the coastal town of Perranporth.

Situated towards the top of the development means there is little passing traffic, making this a quiet position for any family.

Accommodation for the property comprises a modern kitchen, WC and living room on the ground floor, as well as three good sized bedrooms, a family bathroom and en-suite to the master bedroom, on the first floor. To the outside there is parking on the driveway and enclosed gardens. The windows are double glazed all round and the heating is mains gas central heating\*.

The home has been lovely decorated throughout by the current owner, making this the perfect house to move straight into. It's great for a family, couple of those looking for an investment.

Lowenna Lane is situated off Liskey Hill, so within a short drive or walk of the school, shops, restaurants and the beautiful beach that Perranporth is famed for.

\*The development has communal gas tanks that provide gas directly to the properties.

## Entrance Hall

15'0 x 6'9 (4.57m x 2.06m)

## Living Room

15'6 x 12'1 (4.72m x 3.68m)

## Kitchen/Breakfast Room

11'4 x 10'2 (3.45m x 3.10m)

## W.C

6'2 x 3'5 (1.88m x 1.04m)

## Landing

## Master Bedroom

9'10 x 9'3 (3.00m x 2.82m)  
plus 5'1 x 2'2

## En-Suite

5'9 x 5'7 (1.75m x 1.70m)

## Bedroom Two

10'10 x 8'8 (3.30m x 2.64m)

## Bedroom Three

12'2 x 6'0 (3.71m x 1.83m)

## Bathroom

5'7 x 4'6 (1.70m x 1.37m)

## Parking

Driveway parking for two cars can be found to the side and there is on street parking to the front.

## Gardens

The gardens are located to the rear of the property. They are fully enclosed and laid to lawn with a garden shed. These gardens are considered to be a good size and private.

## Directions

Sat Nav: TR6 0FE

What3words: ///guilty.plunger.refusals

For further information please contact Camel Coastal & Country

Tel: 01872 571454

## Property Information

Age of Construction: 2016

Construction Type: Block

Heating: Mains Gas central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C76

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



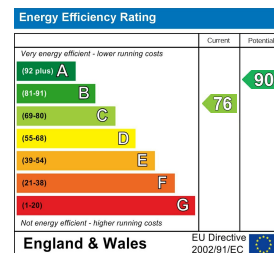
## Floor Plan



## 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.