

EST. 1999

C A M E L

COASTAL & COUNTRY



25a St. Pirans Road

Perranporth, TR6 0BH

Guide Price £260,000



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## The Apartment

This recently renovated, top-floor duplex apartment is located just a stone's throw from Perranporth's golden sands. Offering unique loft-style living, the property is light and spacious, featuring an open-plan living space on the first floor that includes a newly fitted kitchen, a large box window, and a wood burner. Also on this floor, you will find a bedroom and a bathroom.

Stairs from the first floor lead to the upper level, where you have a large master bedroom that benefits from an en-suite W.C., a dressing area, and a Velux balcony-style window that folds out to create a great window seat.

The upper floor has sloping ceilings, so headroom is slightly limited, but the room offers ample storage and wardrobes.

Outside, you will find a private parking space and a lane that provides easy access to Perranporth Beach.

Within a short walk of the apartment, you will find everything you need for day-to-day living, including two Co-op supermarkets, coffee shops, bars, restaurants, doctors, hairdressers/barbers, gift shops, and bus services. Perranporth also caters well to those with an active lifestyle, offering a tennis club, rugby club, football club, lawn bowls club, and much more.

## Living Room

16'9 x 11'4 (5.11m x 3.45m)

## Kitchen

8'4 x 8'2 (2.54m x 2.49m)

## Dining Area

10'8 x 7'7 (3.25m x 2.31m)

## Bedroom

10' x 7'4 (3.05m x 2.24m)

## Bathroom

## Master Bedroom

14'8 x 9'10 (4.47m x 3.00m)

Slopping ceilings. Room size 12'8 x 5'1 if measured at 1.5m in height

Dressing area adds 8'2" x 7'10"

## En-Suite WC

8'10 x 3'11 plus storage (2.69m x 1.19m plus storage)

## Parking

There is a parking space for one car behind the property

## Directions

Sat Nav: TR6 0BH

What3words: ///fits.reverted.duet (Scan QR Code in photos)

For further information please contact Camel Coastal & Country

## Property Information

Age of Construction: 1930

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: D56

Tenure: Leasehold. (Share of Freehold)

Tel: 01872 571454

### 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

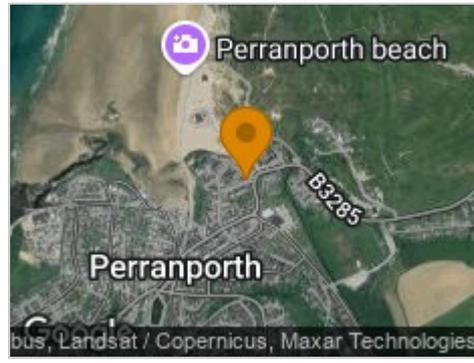
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in 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



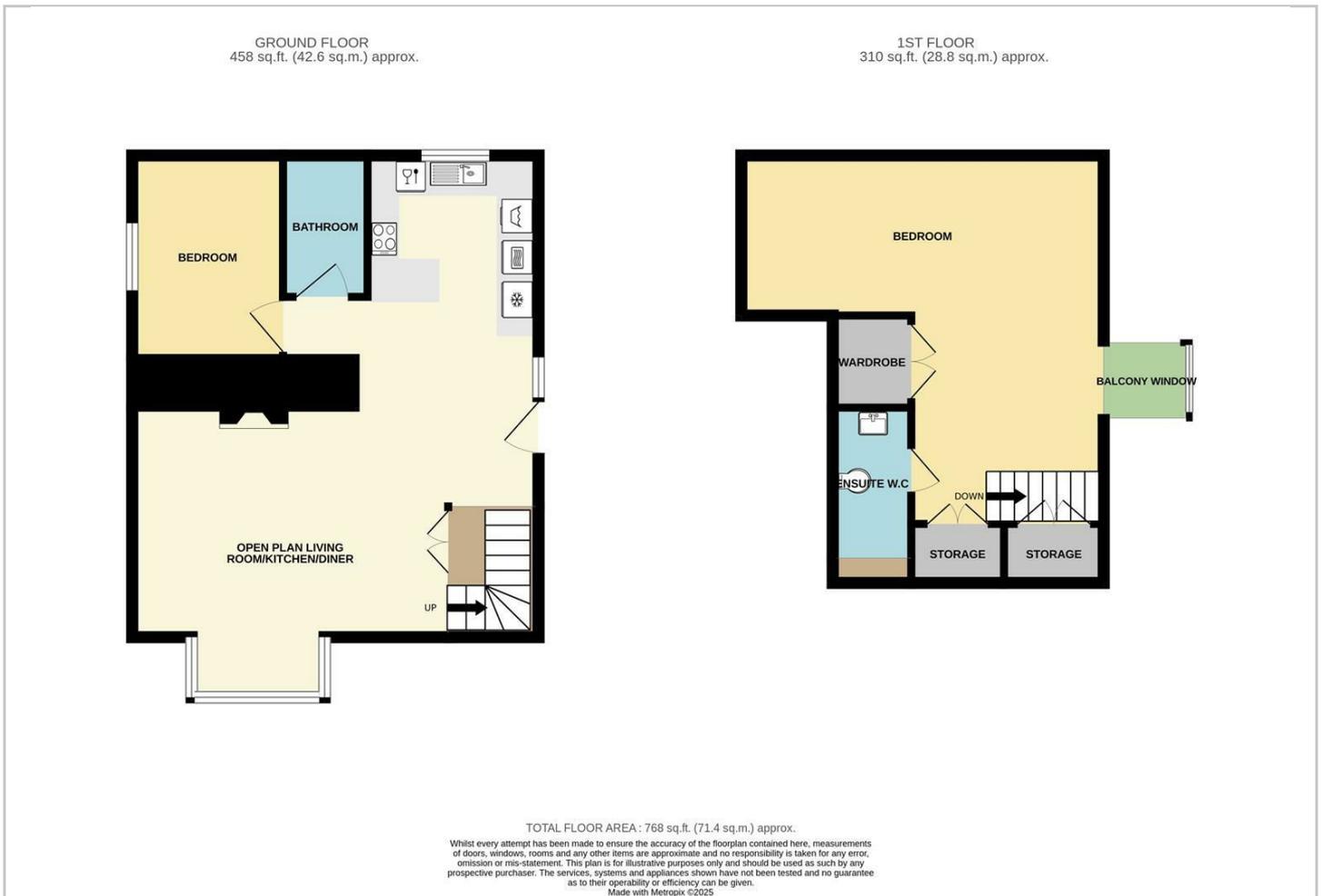
## Hybrid Map



## Terrain Map



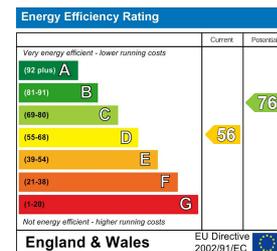
## Floor Plan



## 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.