

EST. 1999

C A M E L

COASTAL & COUNTRY



Wingletang, Wheal Leisure

Perranporth, TR6 0EY

Asking Price £675,000



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The Property

A rare opportunity to acquire a home in the popular Wheal Leisure area of Perranporth. This larger-than-expected family home is within walking distance of shops, transport services, Perranporth School, and, of course, Perranporth's beautiful beach.

The accommodation is arranged over two floors. On the ground floor, you'll find a bright, sun-filled living room with patio doors leading to the garden, a woodburner, stairs to the first floor, and access to the kitchen/diner. From both of these rooms, an inner hallway leads to two double ground floor bedrooms and a shower room. There is also an office/occasional fifth bedroom and an integral garage, both accessed from the entrance porch.

Upstairs, there are two further double bedrooms and an additional shower room. The master bedroom, positioned at the front of the property, offers the beach and sea views that help make this property special.

Outside, there is driveway parking for three cars at the front, and to the rear, large enclosed gardens with three timber-built outbuildings.

Wheal Leisure is located just off the centre of Perranporth, offering a reasonably level walk into the heart of everything this vibrant coastal resort has to offer. This home is perfect for a family looking to live close to the sea while enjoying peace and quiet when settling in for the evening. It would also make a fantastic holiday home and is available chain-free.

Entrance Porch

8'3 x 6'1 (2.51m x 1.85m)

Office/Guest Bedroom

8'1 x 6'11 (2.46m x 2.11m)

Living Room

21'3 x 11'11 (6.48m x 3.63m)

Kitchen/Diner

19'3 x 11'9 (5.87m x 3.58m)

Inner Hallway

Shower Room

8'2 x 7'1 (2.49m x 2.16m)

Bedroom

11'7 x 8'7 (3.53m x 2.62m)

Bedroom

12'1 x 12'0 (3.68m x 3.66m)

Landing

Bedroom

14'8 x 12'2 (4.47m x 3.71m)

Bedroom

12'3 x 11'11 (3.73m x 3.63m)

Shower Room

5'9 x 5'2 (1.75m x 1.57m)

Integral Garage

18'1 x 8'11 (5.51m x 2.72m)

Gardens

The gardens are laid out to the rear of the property. They are nicely enclosed, making this secure for dog owners and with the garden being of a generous size, it's perfect for a family. Additionally, a range of timber outbuildings provides ample storage and potential for conversion into a home office or studio with just a bit of work.

Parking

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

Tel: 01872 571454

Directions

Sat Nav: TR6 oEY

What3words: ///exploring.diets.clever

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1958

Construction Type: Block

Heating: Electric and Woodburner

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: E

EPC: D6o

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



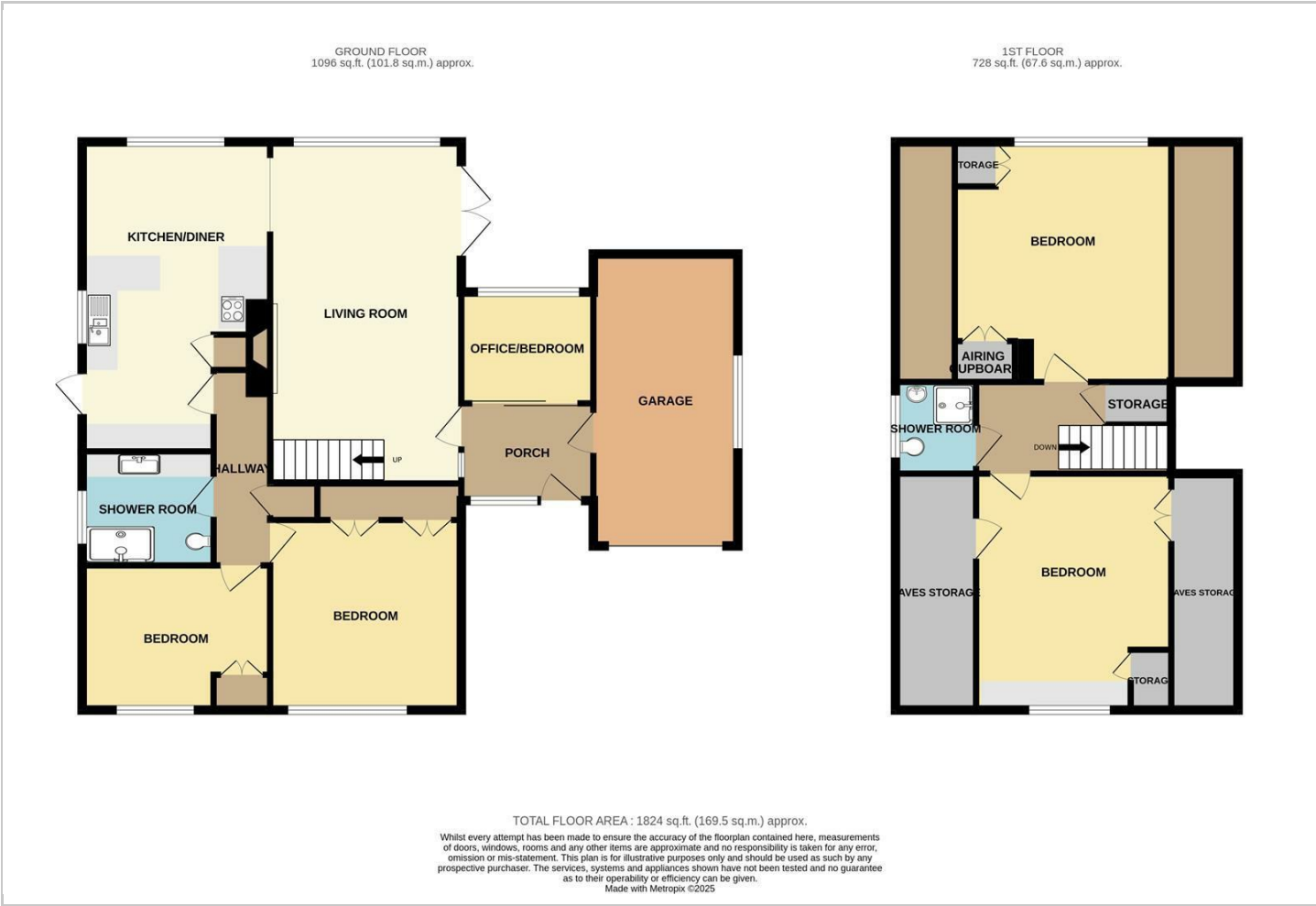
Hybrid Map



Terrain Map



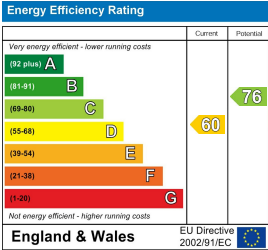
Floor Plan



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.