

EST. 1999

C A M E L

COASTAL & COUNTRY



## 6 Wheal Leisure Close

Perranporth, TR6 0HR

£320,000





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## The Property

Set in the centre of Perranporth and within a short walk of the beach, this end-of-terrace, three bedroom family townhouse offers spacious accommodation arranged over three floors.

On the upper level, you'll find three bedrooms and a bathroom. The middle level (ground floor) provides access to the rear courtyard and features a living room, kitchen/diner, and W.C. The lower ground floor has the added benefit of a large integral garage and a store room/office with W.C. (Please note, this room has no window.)

For those seeking a four bedroom property or a three-bedroom home with an annexe, this could suit your needs with a little work, as other properties in the terrace have converted the garage and store room into additional living or bedroom accommodation.

Overall, the property is presented to a good standard, and its generous parking, adaptability, and proximity to shops, schools, the beach, and all that Perranporth offers make it a fantastic option for a coastal family home.

## Lower Ground Floor

### Garage

18'10 x 11'5 (5.74m x 3.48m)

### Store Room/Office

11'5 x 8'10 (3.48m x 2.69m)

No windows in this room

### W.C.

8'0 x 3'2 (2.44m x 0.97m)

## Upper Ground Floor

### Entrance Hall

9'0 x 2'11 (2.74m x 0.89m)  
plus 3'4 x 2'11

### W.C

5'1 x 3'4 (1.55m x 1.02m)

### Kitchen/Diner

16'9 x 7'4 (5.11m x 2.24m)  
plus 7'4 x 4'0

### Living Room

14'5 x 11'2 (4.39m x 3.40m)

## First Floor

### Landing

### Bedroom

15'0 x 8'2 (4.57m x 2.49m)

### Bedroom

12'11 x 8'3 (3.94m x 2.51m)

### Bedroom

9'10 x 5'10 (3.00m x 1.78m)

### Bathroom

6'8 x 5'10 (2.03m x 1.78m)

### Parking

As well as the large garage, there is parking to the front of the property

### Gardens

Located to the rear of the property there is an enclosed, paved courtyard style garden.

## Directions

Sat Nav: TR6 oHR

What3words: ///repay.seatbelt.intricate or  
///branching.bunny.meal

## Property Information

Age of Construction: 1972

Construction Type: Block

Heating: Mains Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: E53

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



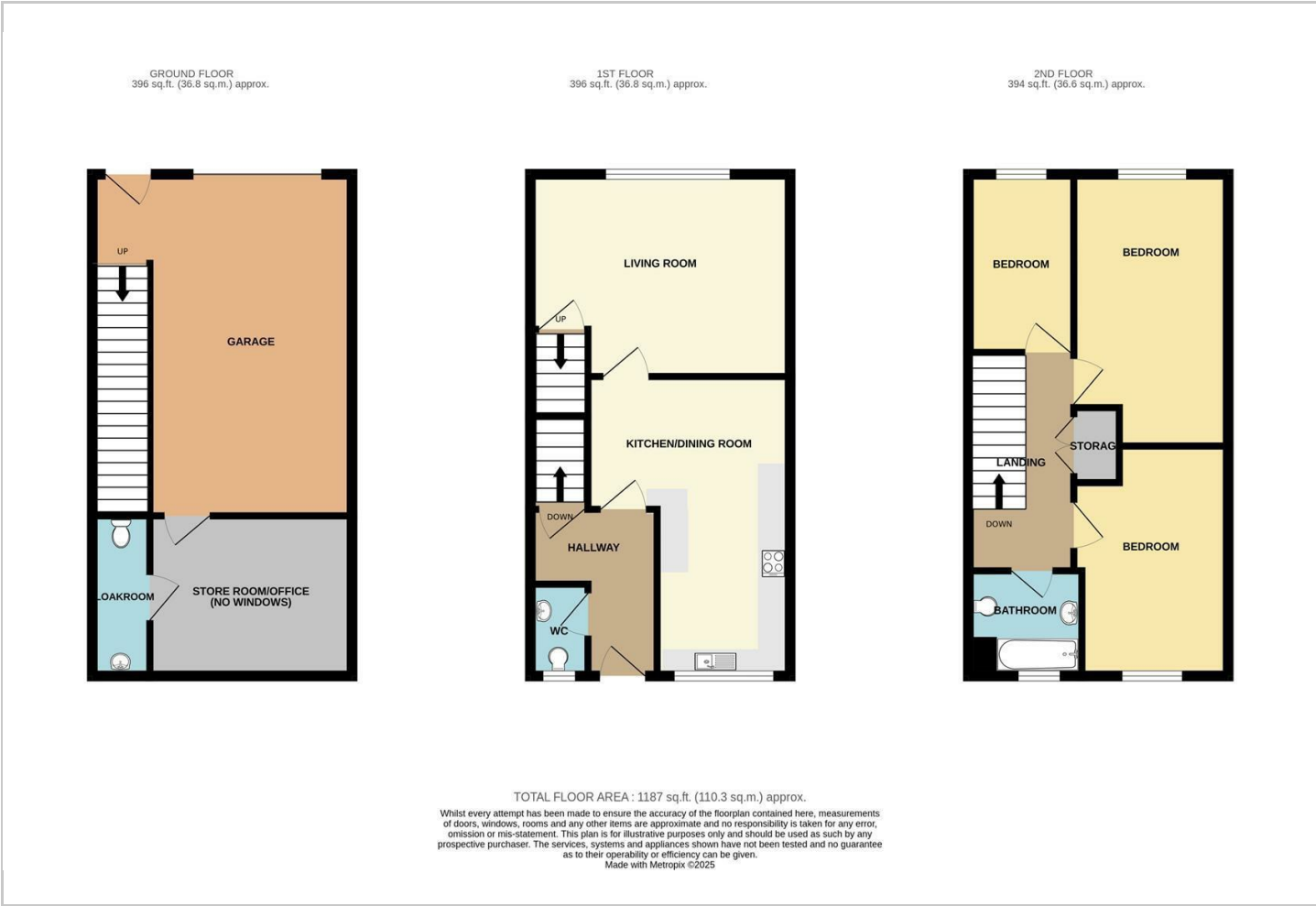
Hybrid Map



Terrain Map



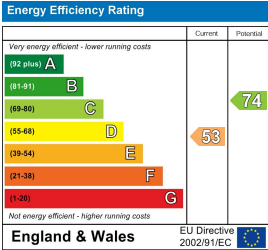
Floor Plan



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.