

camel

HOMES

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Perranporth

Cornwall

TR6 0BH

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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

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Camel Estate Agents is the trading name of Camel Coastal & Country Ltd Registered in England and Wales No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling

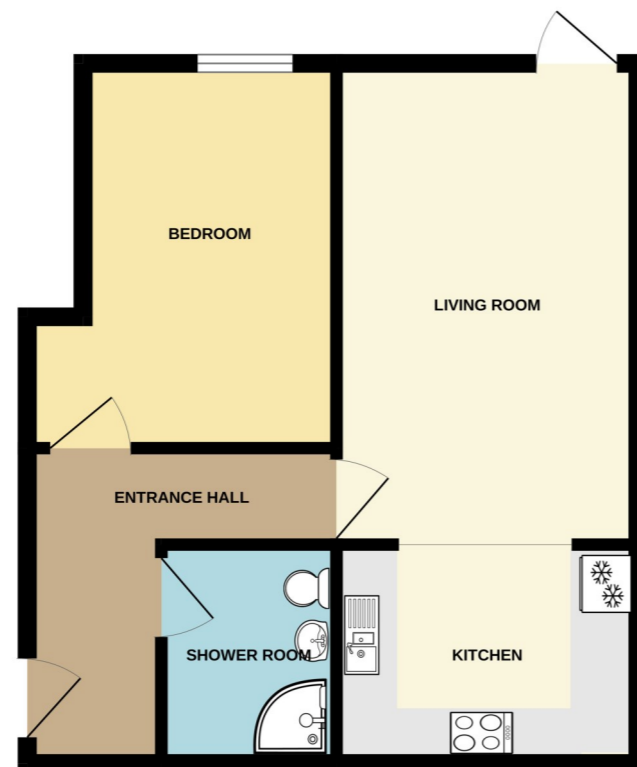


Directions:-
Sat Nav: TR7 1GE

what3words: ///ignites.birthdays.totals

For further help with directions, please contact Camel Homes.

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 405 sq.ft. (37.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HOMES



3 Namparta Court
Perranporth TR6 0HS

Leasehold

£190,000





3 Nampara Court
Perranporth, TR6 0HS

PROPERTY DESCRIPTION & SURROUNDING AREA

Accommodation for the property is set off the impressive communal entrance hall and comprises the entrance hall with doors leading to the well-fitted and modern shower room, double bedroom, and living room. Off the living room, there is a modern kitchen that complements the apartment perfectly for a single person, couple, or as a holiday home. There is also a door from the living room to the court yard seating/clothes drying area and storage shed.

To the outside of the property, as well as the court yard and storage, you will find the impressive communal gardens and parking.

Within a short walk of Nampara Court, you will find yourself in the centre of Perranporth, a popular coastal town that offers a wide array of amenities for everyday living and holiday users alike. From supermarkets, butchers, hairdressers, gift shops, and a great choice of coffee shops, bars, and eateries. There is also a regular bus service to neighbouring villages as well as Truro and Newquay, and, of course, the stunning three miles of sandy beach that in 2022 was voted The UK's No.1 beach.

One of Perranporth's most substantial and impressive buildings, located in a prominent position overlooking Perranporth and Perrancoombe, the building dates back to the late 1800s when it was constructed as a convalescent home for John Passmore Edwards. In recent years, the house has been converted into 12 beautiful and spacious dwellings comprising a mix of apartments and maisonettes.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Communal Entrance Lobby

Entrance Hall

Shower Room
6'11" x 5'5"

Bedroom
12'2" x 7'10"

Living Room
15'3" x 9'4"

Kitchen
9'4" x 6'11"

Outside of the property

Nampara Court offers pleasant communal gardens that a delightful mix of lawned areas and planted bedding there are also lovely views over the adjoining woodland and across Perranporth.

There is parking space for each apartment as well as guest parking.

- **WELL PRESENTED ONE BEDROOM APARTMENT**
- **OPEN PLAN LIVING ROOM AND WELL FITTED KITCHEN**
- **MODERN KITCHEN AND SHOWER ROOM**
- **STUNNING PERIOD HOME OVERLOOKING PERRANPORTH**
- **WALKING DISTANCE TO SHOPS**
- **PARKING**
- **CLOSE TO THE BEACH**
- **PERFECT RENTAL OR HOLIDAY HOME**
- **OUTSIDE STORAGE**
- **CHAIN FREE**

Property Information

Age of Construction: 800's (Assumed)
Construction Type: Stone (Assumed)
Heating: Electric
Electrically Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: F
Tenure: Leasehold

Lease Commencement Date: 1986
Years Remaining (as of 2024): 959
Service/Maintenance Charge: £1610pa

