

EST. 1999

CAMEL

COASTAL & COUNTRY



2 Morwenna Gardens

Perranporth, TR6 0DW

Guide Price £360,000



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The Property

Located on the edge of this ever-popular coastal resort is this three-bedroom family home. The original layout of the property comprises an entrance hall, living room, kitchen/diner, three bedrooms, and a bathroom. However, the current owners have added a conservatory to the rear, providing additional living space where you can enjoy the garden and the views from the rear elevation.

The location is ideal for those wishing to live within walking distance of Perranporth Beach, with level access to shops and amenities, close proximity to local bus services and schools, and the added benefit of being able to retreat to your own private garden once your time at the beach is done.

Also perfect for first-time buyers or those looking to move up or down the property ladder, the home further benefits from private driveway parking, enclosed gardens, and double glazing. Internal viewing is highly recommended.

Entrance Porch

4'9 x 3'5 (1.45m x 1.04m)

W.C

4'9 x 2'11 (1.45m x 0.89m)

Living Room

15'8 x 13'3 (4.78m x 4.04m)

Kitchen/Diner

15'8 x 10'0 (4.78m x 3.05m)

Conservatory

13'10 x 7'9 (4.22m x 2.36m)

Landing

Bedroom One

12'4 x 8'9 (3.76m x 2.67m)

Bedroom Two

11'0 x 7'11 (3.35m x 2.41m)

Bedroom Three

7'8 x 7'4 (2.34m x 2.24m)

Bathroom

6'7 x 5'9 (2.01m x 1.75m)

Gardens

To the rear of the home you have enclosed lawned gardens with a decked area to the end, this offers a handy summerhouse that overlooks the fields and stream to the rear. There are also a selection of sheds in the garden that help provide additional storage

Parking

There is a driveway to the front of the property that provides private parking.

Directions

Sat Nav: TR6 0DW

What3words: ///ballooned.prefer.dote

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1980s (Assumed)

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: E54

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, 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.



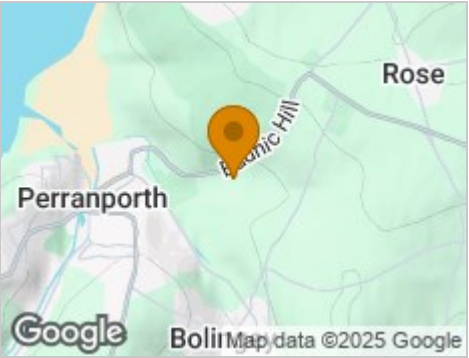
Road Map



Hybrid Map



Terrain Map



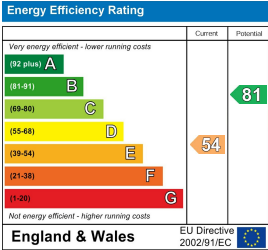
Floor Plan



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.