



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£475,000

Located in

Perranporth



www.clivepearceproperty.com



Hendrawna Meadows

Perranporth | Cornwall | TR6 0FH



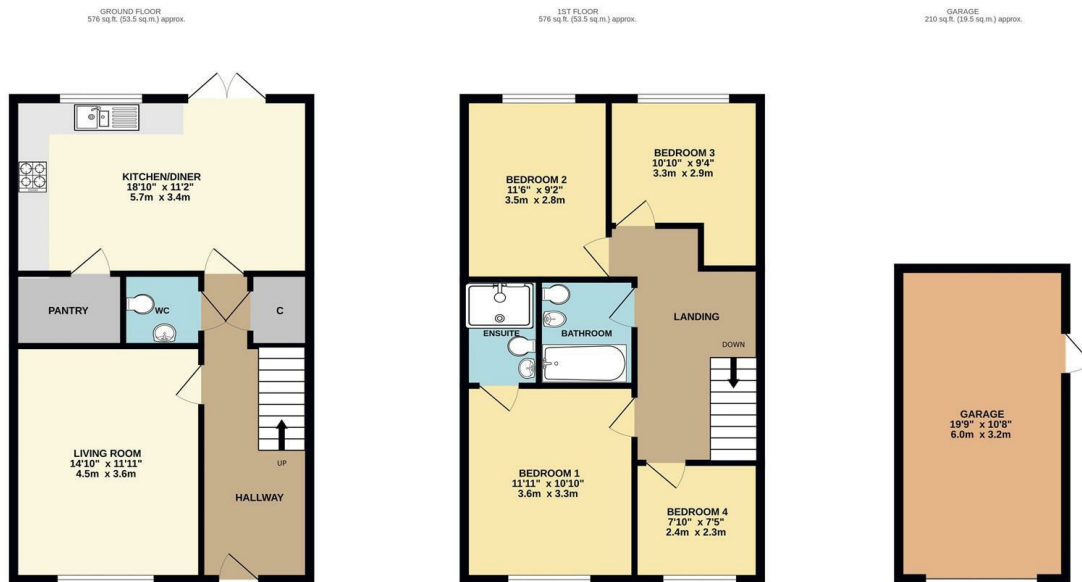
An impressive four bedroom detached family house with sea views, holiday income potential, sunny garden, garage and driveway parking located in arguably one of the UK's best known and most popular beach resort towns and within walking range of the famous surfing beach and the friendly cafes, bars and shops. Excellent presentation and a track record of airbnb success. UPVC double glazing and gas central heating.

Hendrawna Meadows

£475,000 Freehold



- Four bedroom family house
- Sunny rear garden
- Open plan kitchen / dining / day room
- Tandem driveway parking for two vehicles plus the garage
- Gas central heating
- Excellent presentation
- SEA VIEWS
- Garage with side access from the garden
- UPVC double glazing



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 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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Council Tax Band D

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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