

# 11 The Dunes Ponsmere Road Perranporth, TR6 0FJ







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Welcome to this immaculately presented two bedroom ground floor flat, a coastal paradise offering breathtaking sea views right from your doorstep. As you step inside, you'll be greeted by a spacious hallway thoughtfully designed with built in storage, providing the perfect place to stow away your beach essentials after a long day of sun and surf. This thoughtful feature ensures the rest of the property remains clutter free and inviting.

The heart of this beachfront haven is the open plan kitchen/diner/lounge, a versatile and inviting space that serves as the hub of the home. Whether you're entertaining family and friends or simply looking to unwind after soaking up the sun, this area offers the perfect setting. The kitchen area boasts ample storage units, allowing you to effortlessly prepare evening meals while staying engaged in the lively conversations and laughter of your guests. Through the patio doors, you'll discover a composite decked area, an idyllic spot for alfresco dining or sipping a glass of wine while listening to the soothing waves crashing in the distance – a truly enchanting experience. The master bedroom is a sanctuary of comfort and luxury, complemented by an ensuite and an additional decked area that opens up to mesmerising sea views. The second bedroom, also generously sized, offers fantastic side views towards the beach, allowing you to wake up to the beauty of the coastal landscape each morning. The bathroom has been meticulously finished to a high standard, ensuring easy maintenance. Whether you're seeking a holiday home investment, a coastal bolt hole or main residency by the sea, this property offers an unbeatable combination of location and condition.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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**GUIDE PRICE £580,000**

**LOCATION**

Perranporth is situated on the rugged and popular North Coast which is renowned for its sandy beach which stretches for three miles which you are seconds away from! The popular Watering Hole is right on the beach and worth a visit after a long day on the beach! The Dunes is within a short walk to the town centre which boasts an array of amenities including shops, restaurants, and cafes. The fantastic coastline provides great walks and the Historic Castles and St Piran's Oratory are interesting features and provide great days out. It is approximately situated eight miles West of the City centre of Truro and eight miles south of Newquay.

**ACCOMMODATION**

- Entrance Hallway
- Open Plan Lounge/Kitchen/Diner
- Bathroom
- Bedroom Two
- Master Bedroom with En-suite

**OUTSIDE**

There is a composite decked area outside both the master bedroom and lounge area. There is also an additional communal lawned area which provides the perfect space when wanting a sheltered area from the beach.

**PARKING**

Allocated parking for one car.

**LEASE INFORMATION**

We have been informed by our client that there are 993 years remaining of a 999 year lease. There is an annual service charge of £3,137 per annum and an additional £250 ground rent. The building insurance is included.

**SURF STORE**

Communal storage area, ideal for all your outdoor belongings.

**SERVICES**

Mains electricity, water and drainage. Ground source heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### **COUNCIL TAX BAND**

The property is currently used as a holiday let so no council tax banding applies.

### **ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS**

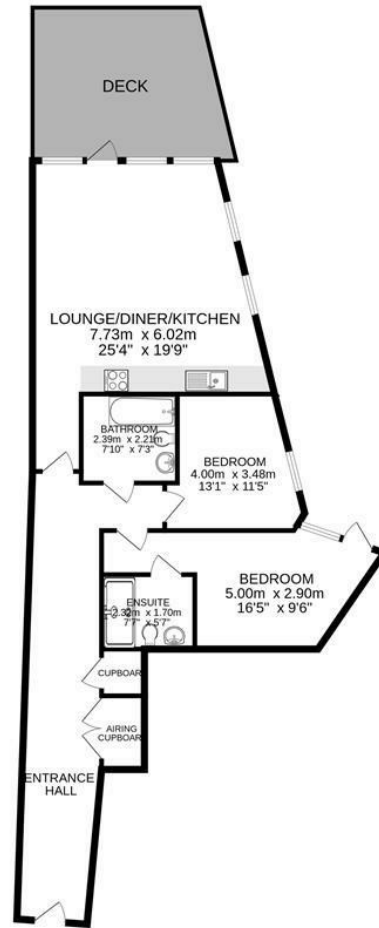
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

### **PROOF OF FINANCE - PURCHASERS**

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

