

4 Wheel Parade Pengersick Lane  
Praa Sands, TR20 9SQ







# 4 Wheel Parade Pengersick Lane Praa Sands, TR20 9SQ

In the heart of the coastal village of Praa Sands, this immaculate three bedroom apartment is a true gem waiting to be discovered. The property is currently used as a family home but could easily make the perfect holiday home. The light and airy open plan living space effortlessly flows, offering not only comfort but also stunning sea views. The kitchen is fitted with a range of modern cupboards and the breakfast bar is thoughtfully positioned to enjoy the views. The wood burner in the corner of the room provides warmth for the cozy nights in. The sliding doors leading to the patio invite the outdoors in, creating a seamless blend of indoor-outdoor living - perfect for enjoying a morning cup of tea or hosting a summer barbeque. The large master bedroom suite is a sanctuary in itself, boasting a private patio where you can unwind and soak in the tranquil surroundings after a long day. With two additional bedrooms, there is ample space for family, guests, or even a home office. As well as the private spaces outside, there is also a communal patio area which is shared between all four apartments in the complex. Convenience is key with private parking for two cars, ensuring you never have to worry about finding a spot after a day out exploring the nearby beach, just minutes away. The outdoor storage building enables you to store your surf boards, deck chairs and windbreaks ready for the warmer months. This property not only offers a comfortable living space but also presents an opportunity to embrace coastal life in style. Don't miss out on the chance to make this apartment your own.



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

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**GUIDE PRICE £725,000**

**Location**

Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltering dunes, after a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset. There is a well regarded Golf Course and leisure centre offering an indoor pool and gym facilities for members. The village also boasts a range of eateries including the iconic Welloe where you can enjoy a delicious Mediterranean style meal with a panoramic view of the sea.

**Accommodation**

Entrance Hallway with Loft access with Storage.  
Open Plan Lounge/Kitchen/Diner with Sliding doors onto Patio area  
Utility Room

Bedroom Three  
Family Bathroom  
Bedroom Two  
Master Bedroom with En-suite and Sliding Doors onto Private Patio area

**Parking**

Undercover private parking for two vehicles

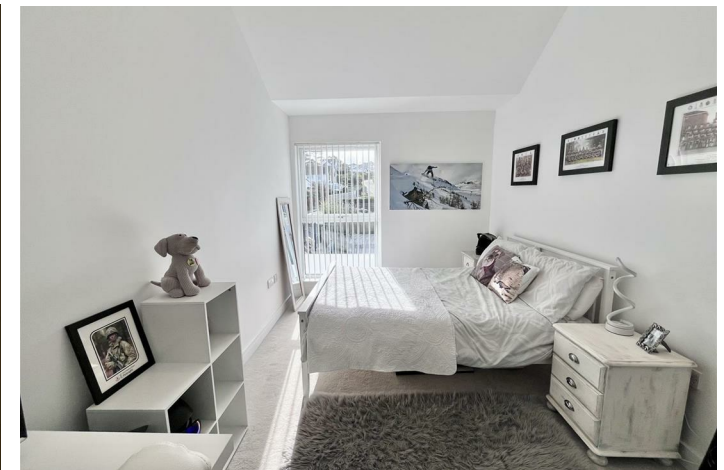
**External Storage**

There is a storage building providing good levels of storage and conveniently located to store all your outdoor equipment securely.

**Council Tax Band- E**

**Services**

Mains water, electricity. Shared Sewerage treatment plant between 13 properties. Air source heating with individual rooms zone control for underfloor heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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

### **Leasehold information**

Our client has informed us that there is a 999 year lease which started in 2021. The owners of the four apartments are directors of the management company. The directors of the management company are responsible for the maintenance of the communal areas. Our client has informed you that there is an annual service charge of £1,200 per annum which includes the insurance.

### **Broadband and Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

### **Anti Money Laundering Regulations - Purchasers**

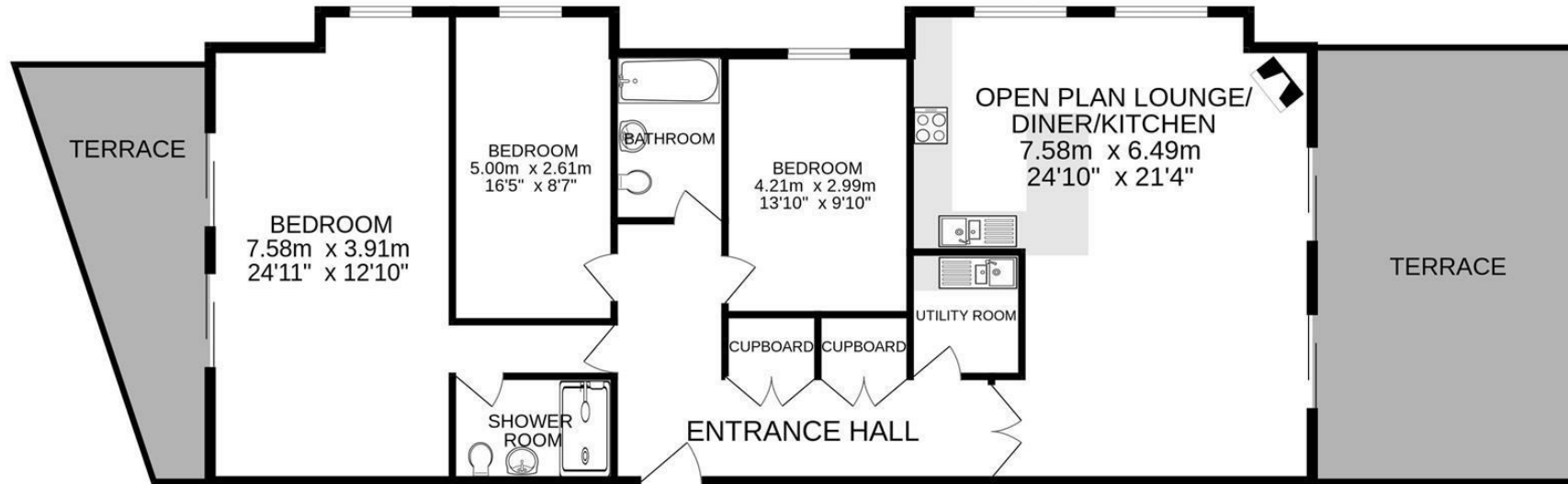
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### **Proof of Finances- Purchasers**

Before agreeing a sale, we will require proof of your financial ability to purchase. 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.  
Made with Metropix ©2024

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.

