

11 Gwel Penn An Wedhen
Perranporth, TR6 0GT





11 Gwel Penn An Wedhen Perranporth, TR6 0GT

Coastline are delighted to present this nearly new two-bedroom semi-detached home, situated in the highly sought after coastal town of Perranporth.

The property has an attractive and unusual side entrance, opening into a practical hallway with stairs to the first floor and doors to the cloakroom and lounge. The cloakroom is fitted with a low-level WC and wash basin, offering space to hang coats and store shoes conveniently by the entrance.

The lounge, measuring about 17m², is a gently L shaped room featuring a nook for a TV. It enjoys views over the front and benefits from modern entertainment points. A door leads through to the kitchen and dining area.

The kitchen measures around 7m² and offers a good range of stylish gloss coffee coloured wall and base units, along with space for an upright fridge-freezer. There is plumbing for both a washing machine and a dishwasher. The white granite effect worktops complement the herringbone style vinyl flooring, which flows into the dining area. From here, you will also find handy understairs storage. The dining area features double patio doors opening to the rear garden.

Upstairs, the property offers two comfortable double bedrooms and a modern family bathroom.

Bedroom One (approx. 13m²) enjoys an attractive shape with a useful nook for a dressing table, along with views towards the front of the house.

Bedroom Two (approx. 12m²) is generously sized and can easily accommodate a double bed or twin beds, with pleasant views over the rear garden.

The bathroom, around 4m², is fitted with a white suite including a shower over the bath, glass shower screen, grey tiling, and matching herringbone style flooring.

Outside, the garden is arranged over two levels, with steps leading down from the large patio to a lower lawned area. The garden is fully enclosed and benefits from gated access to the allocated parking space.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Applications

To apply for this home, please register your interest on Share to Buy. If you have already registered your interest on Share to Buy you will have received an email from Coastline's Sales Team containing the online application form and guidance on the next steps to complete your application.

Coastline's Sales Team will process applications on a first-come, first-served basis, subject to receiving a complete application.

If you haven't yet registered your interest on Share to Buy, we encourage you to do so now. If homes are still available, Coastline's team will contact you with the application form and further guidance.

Particulars

FMV: £350,000
40% Minimum Share: £140,000
Rent PCM: £416.32
Service Charge PCM: £8.93
Buildings Insurance: PCM: £11.85
Council Tax Band: C
EPC Rating: C
Tenure: Leasehold
Lease Length: 997 years
Warranty Remaining: 7

Key Features

Semi-detached two-bedroom house

Two-tiered rear garden and patio

Two parking spaces

Walking distance to Perranporth Beach

Lease Information

Lease Length: 997 Years

Eligibility

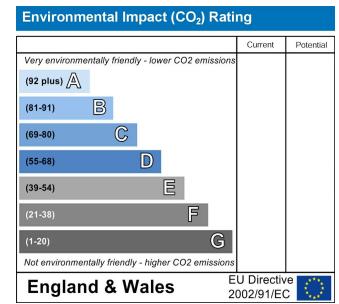
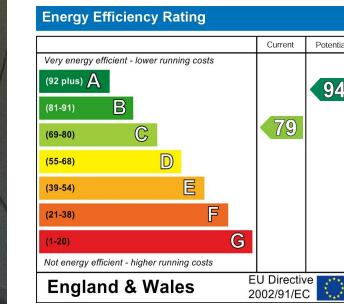
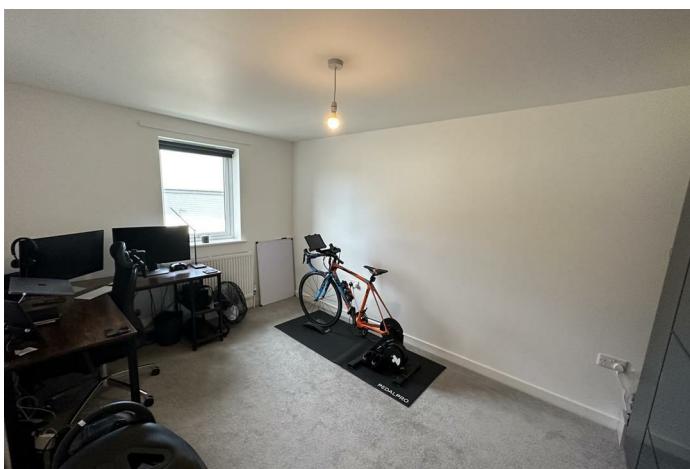
"Area Local Connection" means a connection with the Parish of Perranzabuloe as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council by:

(a) being permanently resident therein for a continuous period of at least 3 (three) years immediately prior to Advertising; or

(b) being formerly permanently resident therein for a continuous period of 5 (five) years; or

(c) having your place of permanent work (normally regarded as 16 (sixteen) hours or more a week and not including seasonal employment) therein for a







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.



Coastline housing

Get in touch

: 01209 200230

: home.ownership@coastlinehousing.co.uk

Visit our website: www.coastlinehousing.co.uk



g.co.uk

homeownership.co.uk