

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 17m<sup>2</sup>, 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 7m<sup>2</sup> 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. 13m<sup>2</sup>) enjoys an attractive shape with a useful nook for a dressing table, along with views towards the front of the house.

Bedroom Two (approx. 12m<sup>2</sup>) is generously sized and can easily accommodate a double bed or twin beds, with pleasant views over the rear garden.

The bathroom, around 4m<sup>2</sup>, 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](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://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

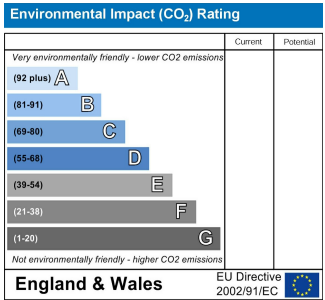
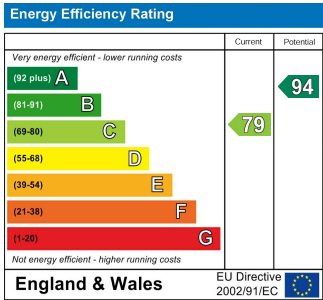
**Eligibility**

"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:

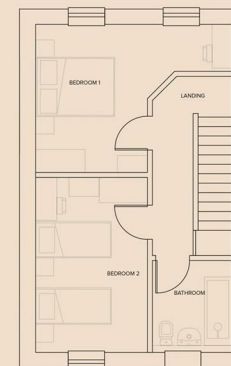
- (a) being permanently resident therein for a continuous period of at least 3 (three) years immediately prior to Advertising; or
- (b) being formerly permanently resident therein for a continuous period of 5 (five) years; or
- (c) having your place of permanent work (normally regarded as 16 (sixteen) hours or more a week and not including seasonal employment) therein for a



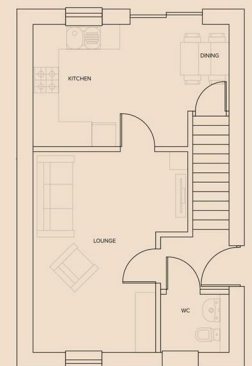








THE LIGGER  
FIRST FLOOR



THE LIGGER  
GROUND FLOOR

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

Tel: 01209 200230

Email: [home.ownership@coastlinehousing.co.uk](mailto:home.ownership@coastlinehousing.co.uk)

Visit our website: [www.coastlinehousing.co.uk](http://www.coastlinehousing.co.uk) or [homeownership.co.uk](http://homeownership.co.uk)

