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C A M E L

COASTAL & COUNTRY



23 Hendrawna Meadows

Perranporth, TR6 oFH

Guide Price £450,000



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The Property

This modern Hendrawna Meadows home is a well-presented four bedroom semi-detached home in Perranporth, located within around a 15 minute walk of the beach and local amenities.

The property offers a practical and modern layout throughout. On the ground floor there is a well-finished kitchen/breakfast room with built-in appliances, providing a good everyday cooking and dining space with plenty of storage and worktop area. There is also a downstairs WC, along with a light and bright living/dining room featuring dual aspect windows that bring in strong natural light, plus a large, useful storage cupboard.

Upstairs, the house provides four bedrooms in total. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a separate family bathroom. From the landing there is loft access and there is approved architect plans for a loft conversion will be included with the sale.

The current owners have also added air conditioning with both heating and cooling functions, improving year-round comfort across the home.

Externally, the property has a good-sized rear garden that has been thoughtfully landscaped and provides usable outdoor space without being overly demanding to maintain. There is also a garden office or gym, offering a separate and flexible space away from the main house, along with a large motorbike garage/store which is particularly useful for storage of water sports equipment such as SUPs, surfboards, and similar items.

The property benefits from gas central heating via a shared estate supply. Overall, it is a well-balanced modern home in a sought-after coastal location, with practical upgrades and additional outside space that adds genuine versatility.

Entrance Hall

16'11 x 6'5 (5.16m x 1.96m)

Kitchen/Breakfast Room

12'6 x 10'7 (3.81m x 3.23m)

Living Room/Diner

17'6 x 13'7 (5.33m x 4.14m)

W.C

5'10 x 3'8 (1.78m x 1.12m)

Landing

12'1 x 6'11 (3.68m x 2.11m)

Master Bedroom

12'5 x 10'5 (3.78m x 3.18m)

En-Suite Shower Room

6'7 x 4'6 (2.01m x 1.37m)

Bedroom Two

11'0 x 10'5 (3.35m x 3.18m)

Bedroom Three

8'4 x 6'1 (2.54m x 1.85m)

Bedroom Four

7'4 x 6'10 (2.24m x 2.08m)

Bathroom

6'7 x 5'6 (2.01m x 1.68m)

Driveway/Parking

The driveway provides parking for two cars, with access to the rear garden and double doors into the store/bike garage.

Gardens

To the rear of the property you will find enclosed gardens. These have been landscaped and laid out over three areas. The majority of the garden is lawned and there is a lovely seating area for bbq's and relaxation. The current owners have added a home office and large bike garage/store that can be accessed from both the driveway and the gardens.

Bike Garage/Store

15'8 x 7'7 (4.78m x 2.31m)

Perfect for all your storage needs, including surf boards, SUPs, kayaks and bikes, or a great garage for any motor bike owners. (Not wide enough for a car)

Home Office/Gym

11'7 x 6'4 (3.53m x 1.93m)

Directions

Sat Nav: TR6 oFH

What3words: ///treatable.pardon.candles

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction:

Construction Type:

Heating:

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax:

EPC:

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

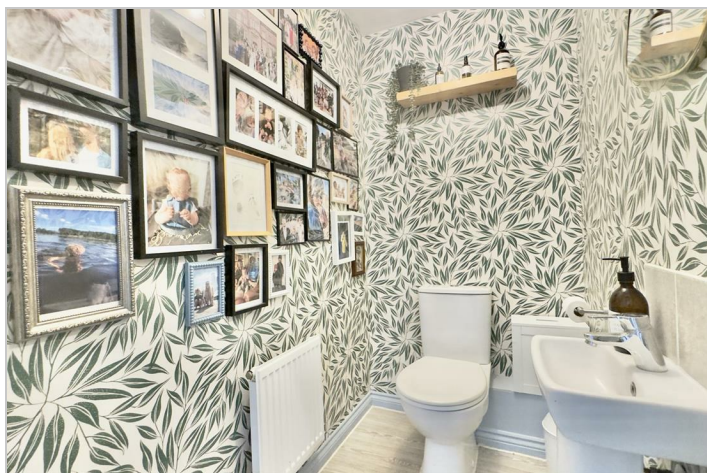
PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy

cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



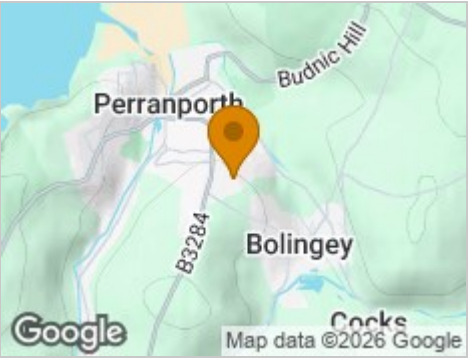
Road Map



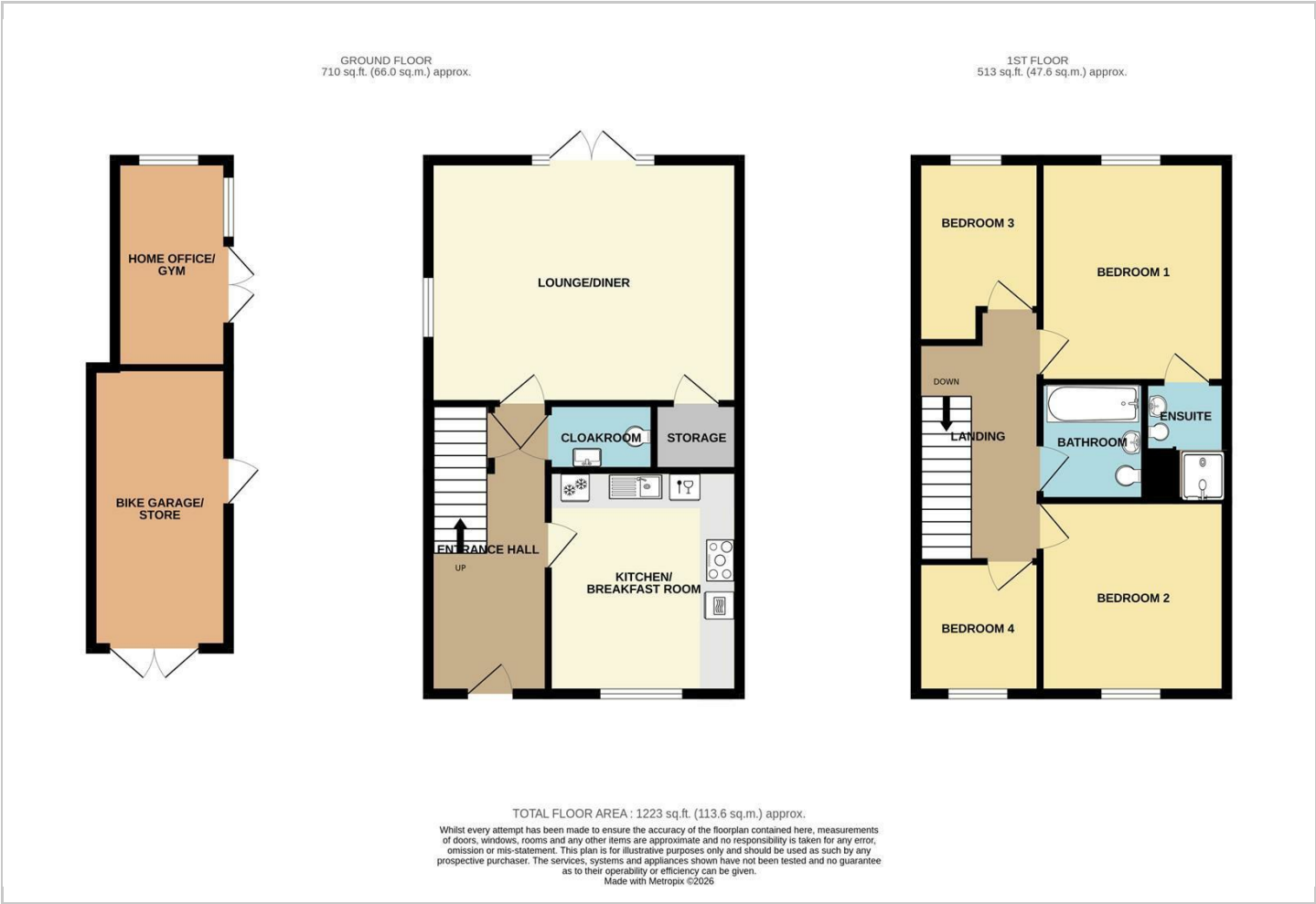
Hybrid Map



Terrain Map



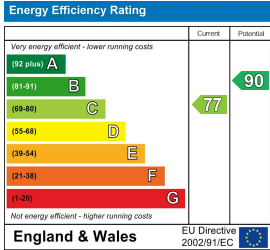
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.