



# White House Court

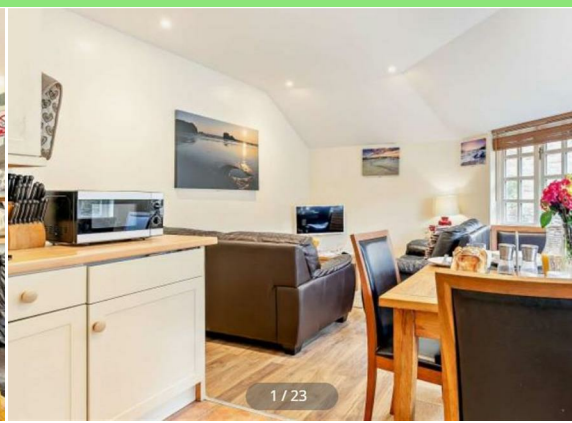
## Perranzabuloe

### Truro

### TR4 9LQ

Asking Price £150,000

- DETACHED 'ROUNDHOUSE' COTTAGE
- FULL RESIDENTIAL USE
- CLOSE TO BOTH PERRANPORTH AND NEWQUAY
  - OFF ROAD PARKING
- COMMUNAL GARDENS AND GROUNDS
- PRIVATE TERRACE EXCELLENT RESIDENTIAL HOME OR HOLIDAY LET
  - WELL PRESENTED THROUGHOUT
  - NO ONWARD CHAIN
  - SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - TBC

Floor Area - 463.00 sq ft



## DESCRIPTION

### THE ROUNDHOUSE:

Perfect for first time buyers, investment, or someone looking to relocate close to the coast this charming, detached, freehold property is available to purchase with no onward chain.

The property was previously used only as a holiday let but has recently been granted change of use for full residential use with no restrictions. Recently run as a very successful and highly rated holiday let with guests drawn to this convenient and charming location., being just 400 metres from the new Saints Trial - a new, beautiful riverside foot/cycle path that goes straight into Perranporth.

The property itself is an absolutely charming detached one bedroom cottage with a superb open plan reception room, a generous double bedroom and very pleasant bathroom. Externally there is a quiet, sunny, enclosed rear garden. The bright garden has a seating area, outside tap and useful storage shed. In addition to this garden the property has access to a central communal garden. The central courtyard is well maintained with surrounding mature trees, lighting and bin storage area. In this courtyard the property has its own allocated parking space and guest parking.

Maintenance charges for this area include water and sewage costs and are £205 paid quarterly to Belmont Management.

The whole property is in very good condition. Inside is a modern, well appointed and bright open plan kitchen, dinning area and lounge. The bathroom has a power shower, heated towel rail and bath. Recent upgrades to the property include improved loft insulation, new (insulated) bathroom floor and hallway, improved LED lighting, A rated, rear door and windows, new internet linked radiators, and new insulated hot water tank. In addition to the residential status the property also has a new residential electric supply.

### OPEN PLAN KITCHEN/DINING ROOM/LOUNGE

A lovely light dual aspect open plan space which provides plenty of space for Living, Dining and Kitchen areas. A stunning almost wall of windows provides plenty of light.

### BEDROOM

A superbly proportioned double bedroom with UPVC double glazed window and UPVC double glazed door leading out to the rear courtyard

### BATHROOM

A Tiled bathroom suite with Panelled bath with shower attachment over. Low level W.C. Washa Basin. Wall mounted heated towel rail. Extractor fan.

## OUTSIDE

The Roundhouse benefits from a superb low maintenance courtyard area which is accessed directly from the front of the property. this private and sheltered spot is perfect for outside dining and entertaining. Owners also benefit from the communal grounds across the development.

## MATERIAL INFORMATION

Council Tax band: Not banded

Tenure: Freehold

Property type: Bungalow

Property construction: Front windows are wood but double glazed

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Cesspit

Heating: None is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None - Pets: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

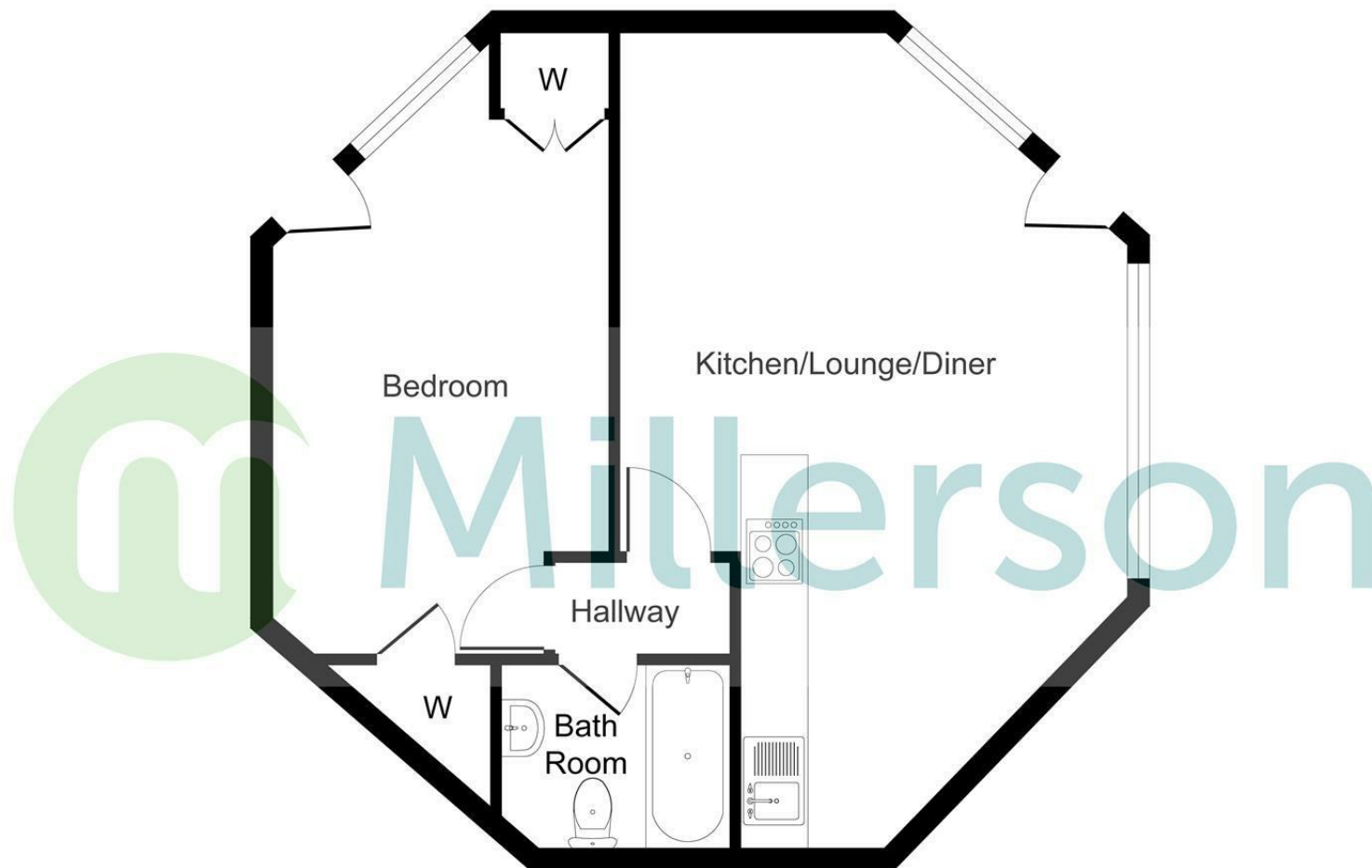
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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