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# BILL BANNISTER

Sales & Lettings



## 6 Ocean Court Eastcliff

Porthtowan, Truro, TR4 8AP

**£249,950**



Offered for sale with no onward chain, this lovely modern ground floor apartment benefits from well presented accommodation with sea glimpses. There is an open plan lounge/diner/fitted kitchen with a corner wood burner and patio doors, two bedrooms and a shower room. The property is double glazed and has electric heaters. Externally there is an enclosed raised patio area and communal parking facilities.



Situated in this very popular north coastal resort famed for its surfing qualities, this is a ground floor apartment offered with no onward chain. Well presented, it has a lounge/diner/fitted kitchen together with two bedrooms and a shower room. There is electric heating plus a wood burning stove and the property is double glazed. Flooring is laminate throughout except for the shower room. Porthtowan has the very popular Blue Bar, The Unicorn, shopping facilities and a fine sandy beach.

LOUNGE/DINER/FITTED KITCHEN

10'7" x 16'7" (3.24m x 5.06m)  
Stainless steel sink unit and drainer with a mixer tap, a good range of cupboards and drawers with worktops and tiled splash backs. Fitted electric oven and hob with space for white goods. There are bi-fold doors looking down towards the coast, an extra window and a door to the side. To the corner there is a wood burner with a tiled surround and a slate hearth. Airing cupboard housing a hot water cylinder. Electric radiator and an extractor fan.

BEDROOM 1

7'8" x 12'4" (2.34m x 3.77m)  
With a coat rail and an electric radiator.

BEDROOM 2

7'9" x 9'5" (2.38m x 2.88m)  
With an electric radiator.

SHOWER ROOM

5'2" x 7'5" (1.60m x 2.28m)  
A double sized shower cubicle with a mains shower, an enclosed wash hand basin and wc. Floor and wall tiling, electric towel rail, extractor fan, mirror and shaver point.

NB. The property has laminate flooring throughout except for the shower room.

OUTSIDE

There is a raised enclosed patio area and communal parking facilities.

DIRECTIONS

From our office in Redruth proceed through Chapel Street taking the Portreath road past Tesco roundabout. Having passed the Gold Centre on the left hand side take the turning right sign posted Porthtowan. Follow this road proceeding down Chapel Hill and turn left at the T junction to Porthtowan. Continue down here past the small chicane and just before the car park turn right into Sandy Road. The property will then be identified on the left hand side.

AGENTS NOTE

TENURE: Leasehold - 999 year lease commenced in 2015. Maintenance Charge £526.32 per annum.

COUNCIL TAX BAND: B.

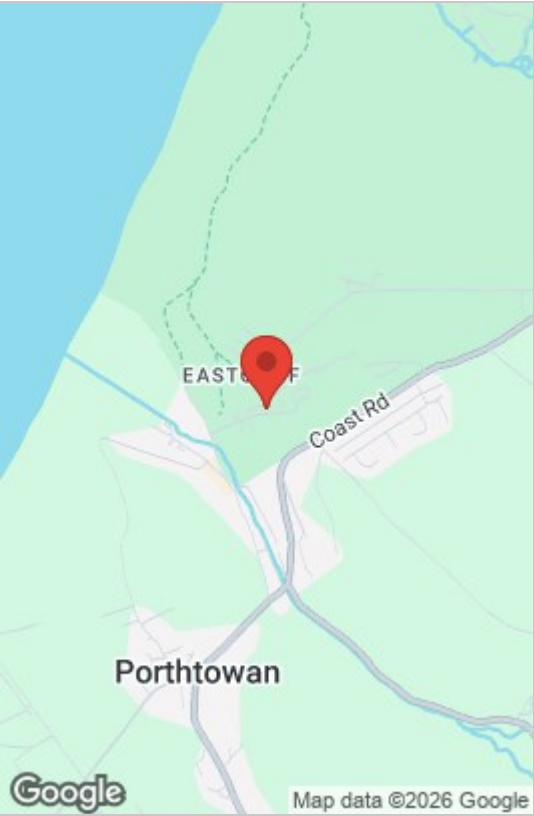
SERVICES

Mains drainage, mains water, mains electricity and electric heating.

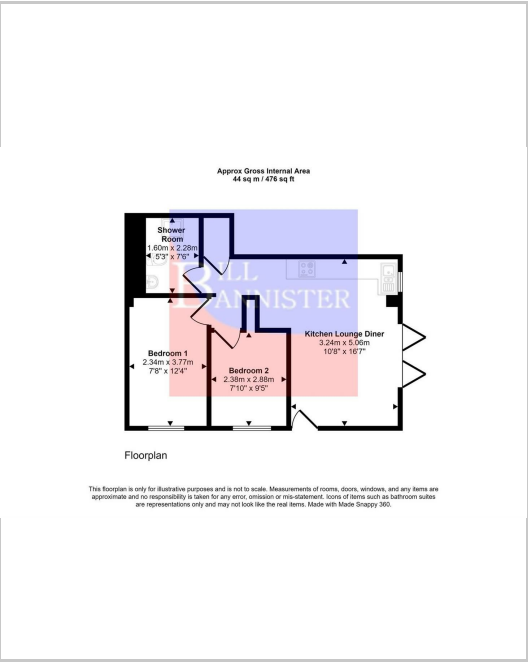
Broadband highest available download speeds - Standard 16 Mbps, Superfast 52 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE None, Three None, O2 None, Vodafone None (sourced from Ofcom).

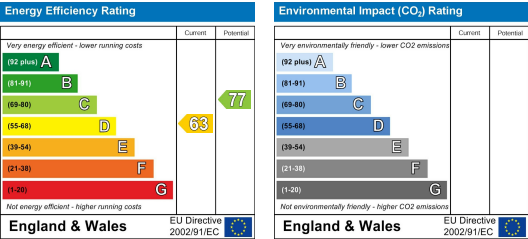
Area Map



Floor Plans



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.