

EST. 1999

# C A M E L

COASTAL & COUNTRY



10 Liskey Hill

Perranporth, TR6 0ET

Offers In Excess Of £550,000



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## The Property

Spacious and well-presented three-bedroom detached house with superb sea and village views in central Perranporth.

This attractive home offers generous reverse-level living accommodation, featuring a bright open-plan first-floor kitchen/diner and living space, large, welcoming entrance hall, large utility room, modern newly fitted family bathroom, and three double bedrooms including a master with contemporary en-suite shower/WC.

The first floor of the property is fully open-plan with a modern kitchen/breakfast area to one end of the room. This in turn leads to the dining area and then the living room/sitting room. Central to this family space is the feature spiral staircase and there is a small balcony from the living room with views over Perran to the beach.

Outside, the property has had a full garden makeover and now offers a good-sized lawned garden to the front with block paved seating area and path to the side where you will find a newly installed hot/cold shower. Perfect for returning from the beach or washing down the dog after walks over the dunes. To the rear there is a detached pitched-roof garage, and a block-paved driveway providing off-road parking for up to four vehicles.

Occupying an elevated position just off Liskey Hill, the house boasts fabulous far-reaching coastal and village views, while remaining within easy walking distance of Perranporth's beach and village shops.

## Entrance Hall

26'5 x 10'4 (8.05m x 3.15m)

## Bedroom One

11'0 x 10'9 (3.35m x 3.28m)

## En-Suite

6'11 x 5'10 (2.11m x 1.78m)

## Bedroom Two

10'11 x 10'9 (3.33m x 3.28m)

## Bedroom Three

10'11 x 10'9 (3.33m x 3.28m)

## Family Bathroom

7'4 x 4'11 (2.24m x 1.50m)

## Utility Room

11'0 x 9'9 (3.35m x 2.97m)

## First Floor

## Open Plan Living room/Diner/Kitchen

29'6 x 19'8 (8.99m x 5.99m)

## Garage

## Parking

10'11 x 10'9

## Gardens

## Directions

Sat Nav: TR6 0ET

What3words: ///lived.skillet.remix

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 2006  
Construction Type: Timber Frame  
Heating: Electric Heaters  
Electrically Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax: D  
EPC: D  
Tenure: Freehold

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Homes, 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

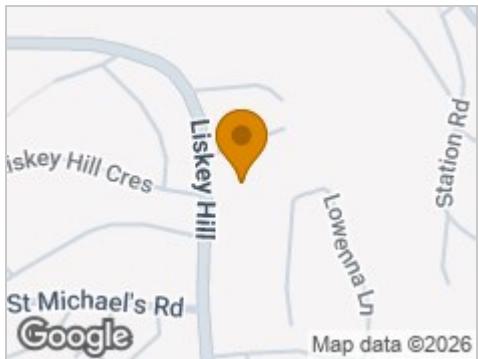
given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point 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.



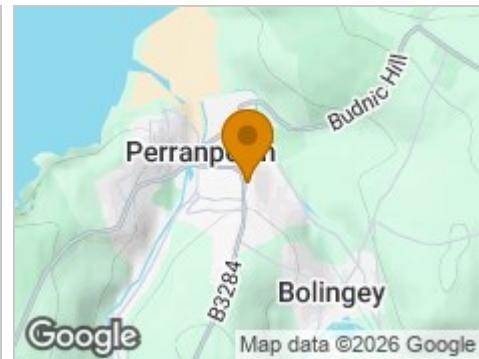
## Road Map



## Hybrid Map



## Terrain Map



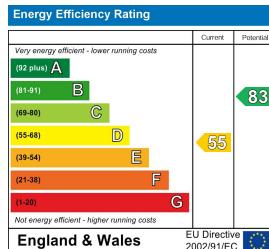
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.