



# Wheal Leisure Close Perranporth Cornwall

## TR6 0HR

Offers In Excess Of

- NO FORWARD CHAIN
- THREE WELL PORPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN
  - GARAGE INCLUDED
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - SEA GLIMPSES
  - DOUBLE GLAZING THROUGHOUT
- CONNECTED TO ALL MAINS SERVICES
- PERFECT FAMILY HOME
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 818.05 sq ft



3



2



2



D67

### PROPERTY DESCRIPTION

Smart Millerson are absolutely thrilled to present this beautifully presented three-bedroom mid-terrace home to the market, a property that perfectly combines coastal living with modern family comfort. Ideally located within walking distance of the beach and a range of local amenities, this home offers a lifestyle as well as a place to live, making it an exceptional choice for growing families, first-time buyers, or those seeking a seaside retreat.

As you step inside, you are greeted by a bright and welcoming entrance hallway that immediately creates a sense of space and warmth. The ground floor has been thoughtfully designed to maximise light and functionality, featuring a generously sized lounge that provides the perfect setting for relaxing evenings or entertaining guests. The expansive kitchen/diner is truly the heart of the home, a fantastic social space fitted with ample storage and work surfaces, ideal for family meals and gatherings with friends. Completing the ground floor is a useful cloakroom, adding convenience for busy family life.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering versatility and comfort. The principal bedroom is a relaxing sanctuary, while the additional bedrooms are perfect for children, guests, or even a home office. The stylish family bathroom serves all bedrooms, providing a modern and fresh space for daily routines.

Outside, the enclosed rear garden offers a peaceful and private retreat, mainly laid to lawn and ideal for outdoor dining, play, or simply soaking up the sunshine. A separate garage provides secure parking or additional storage, complemented by further communal parking spaces for visitors.

The property is connected to mains electricity, water, and drainage, and falls within Council Tax Band C.

### LOCATION

Nestled along Cornwall's stunning north coast, Perranporth is a vibrant seaside village renowned for its breathtaking natural beauty, relaxed coastal lifestyle, and strong sense of community. At its heart lies a magnificent three-mile sandy beach, backed by rolling dunes and dramatic cliffs, perfect for surfing, sunbathing, coastal walks, or simply soaking up the panoramic sea views. The village itself offers a fantastic range of local amenities, including independent shops, cafés, traditional pubs, and restaurants, all within walking distance of the beach. Families are well-catered for with nearby schools and community facilities, while excellent transport links provide easy access to Truro, Newquay, and the A30.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALLWAY

uPVC double glazed front door. Skimmed ceiling. Built-in storage cupboard housing the consumer unit. Plug socket. Skirting. Vinyl flooring. Doors leading into:

#### CLOAKROOM

Frosted double glazed window to the rear aspect. Splash-back tiling. Wash basin. W.C. Telephone point. Skirting. Vinyl flooring.

#### KITCHEN/DINER

Skimmed ceiling. Coving. Smoke alarm. Double glazed window to the front aspect. A range of wall and base with storage cupboards, drawers with an abundance of workspace. Integrated electric oven and four ring hob with extractor hood over. Stainless steel sink basin with drainage board. Space for an under-counter washing machine, dishwasher, fridge and freezer. Electric heater. BT Master socket. Multiple plug sockets. Skirting. Laminate flooring.

#### LOUNGE

Skimmed ceiling. Coving. Full length double glazed window to the rear aspect. Two electric heaters. Television point. Multiple plug sockets. Skirting. Carpeted flooring. Door leading into:

#### REAR PORCH

uPVC frosted double glazed door. Double glazed window to the rear aspect. Skirting. Carpeted flooring.

#### FIRST FLOOR LANDING

Skimmed ceiling. Coving. Smoke alarm. Access into a partially boarded loft space. Built-in storage cupboard, which houses the hot water cylinder. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM ONE

Skimmed ceilings. Coving. Double glazed window to the front aspect with glimpses of the beach. Full length built-in storage cupboards with sliding wooden doors. Electric heater. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

Skimmed ceiling. Coving. Double glazed window to the rear aspect. Full-length built-in storage cupboards with sliding doors. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

#### BATHROOM

Extractor fan. Frosted double glazed window to the front aspect. Splash-back tiling. Electric shower over the bath. Shaver point. Wash basin. Heated towel rail. W.C. Skirting. Vinyl flooring.

#### BEDROOM THREE

Skimmed ceiling. Double glazed window to the rear aspect. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### EXTERNALLY

#### GARDEN

Outside, the enclosed rear garden offers a peaceful and private retreat, mainly laid to lawn and ideal for outdoor dining, play, or simply soaking up the sunshine.



## **GARAGE**

A separate garage provides secure parking or additional storage.

## **SERVICES**

The property is connected to mains electricity, water, and drainage, and falls within Council Tax Band C.

## **MATERIAL INFORMATION**

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, On Street, and Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: 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

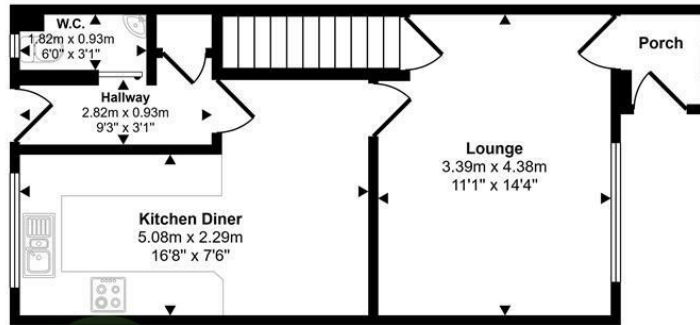
Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

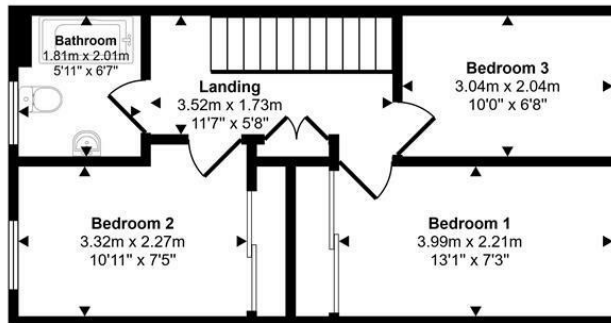
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area  
78 sq m / 839 sq ft



Ground Floor  
Approx 40 sq m / 427 sq ft



First Floor  
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            | 89        |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  | 67                         |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>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

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR Code For  
Material Information



Scan  
me!

**Millerson**  
millerson.com