goundrys
SALES

experts in selling & buying

West Cliff, Porthtowan, Truro

Offers Over £250,000

2 1 1

- Ground Floor Apartment
- 2 Bedrooms
- Parking
- Close to the beach
- Garden with sea view
- EPC D

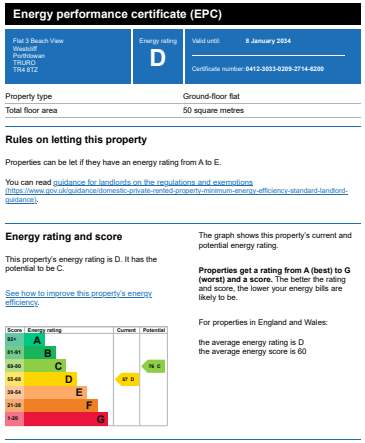
goundrys

goundrys

goundrys

goundrys

This Two bedroom ground floor apartment is just a stones throw from the beach at Porthtowan and has the advantage of one allocated parking space. Well presented throughout this apartment has an open plan living kitchen space with french doors that lead out to a decked garden with sea view. There is a family bathroom with shower over bath and two double bedrooms. The property benefits from electric heating and double glazing. EPC D.



Energy performance certificate (EPC)

Flat 3 Beach View Weakloff Porthtowan TRURO TR4 8TZ	Energy rating D	Valid until: 8 January 2034 Certificate number: 0412-3033-0209-2714-6200

Property type	Ground-floor flat
Total floor area	50 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

ST AGNES

6 Churchtow, St Agnes, Cornwall, TR5 0QW
01872 552560 - Sales
01872 278306 - Lettings

www.goundrys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements