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CAMEL

COASTAL & COUNTRY

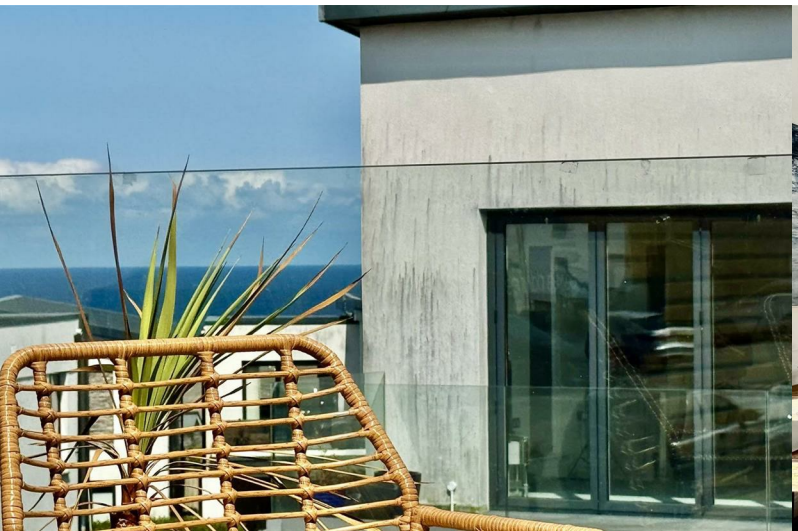


6 Chapel Rock Close

, Perranporth, TR6 0FL

Guide Price £450,000

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The House

The front door opens into an entrance hallway on the ground floor, off which lie three bedrooms, the family bathroom and a useful storage cupboard. The master bedroom, 11'7" x 10'6" (3.52m x 3.21m), has its own ensuite shower room, and bedroom two - long and well proportioned at 15'0" x 7'11" (4.58m x 2.41m) - opens through French doors directly onto the rear garden. Bedroom three measures 11'5" x 8'6" (3.48m x 2.60m), and the family bathroom, 7'6" x 6'10" (2.29m x 2.09m), has a bath with shower over. Stairs rise to the first floor, where the house opens up into a light, sociable open-plan living space of 24'0" x 15'0" (7.31m x 4.57m), with a contemporary fitted kitchen along one wall and doors onto the roof garden - a natural place to eat outside through the long Cornish summer. The playroom/bedroom four, 11'5" x 11'3" (3.48m x 3.42m), also on this floor and with sliding doors to the roof garden, would serve equally well as a guest bedroom, study or second sitting room. A cloakroom WC, with useful loft storage above, completes the accommodation.

Outside

On the first floor, the roof garden of some 21'3" x 12'7" (6.48m x 3.83m) is reached from both the living space and the playroom and enjoys sea views - a second, elevated outdoor room for eating and sitting out. At ground level to the rear is an enclosed, low-maintenance garden with a storage shed, and the property has a car port and allocated off-road parking.

Situation

Chapel Rock Close is a short walk from the centre of Perranporth and its renowned three miles of golden sand, beloved of surfers, with the village's shops, cafes, pubs and primary school close at hand. The South West Coast Path passes through the village, leading south along the cliffs towards St Agnes and north across the dunes at Penhale. The cathedral city of Truro, with its mainline rail link and comprehensive retail, recreational and schooling facilities, is approximately 8 miles away, while Newquay Airport, approximately 12 miles distant, provides regular flights to a range of national and international destinations. The A30 is within easy reach.

Directions

Sat Nav: TR6 0FL. For further information please contact Camel Coastal & Country.

Other Information

Construction: completed 2019; understood to be timber frame and block (not verified - buyers should rely on their own survey). Tenure: Freehold. Services: mains electricity, water and drainage; LPG central heating with underfloor heating throughout, supplied by the estate's Calor gas network, which is maintained by the management company and individually metered (the vendors report annual heating costs of approximately £880); full-fibre broadband; mobile coverage indoors and outdoors likely on all four major networks (Ofcom). Council Tax Band: D. EPC: C73. Estate management: Silver Key, approximately £280 per annum.

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, 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.









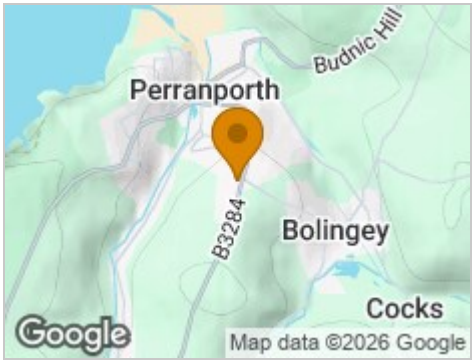
Road Map



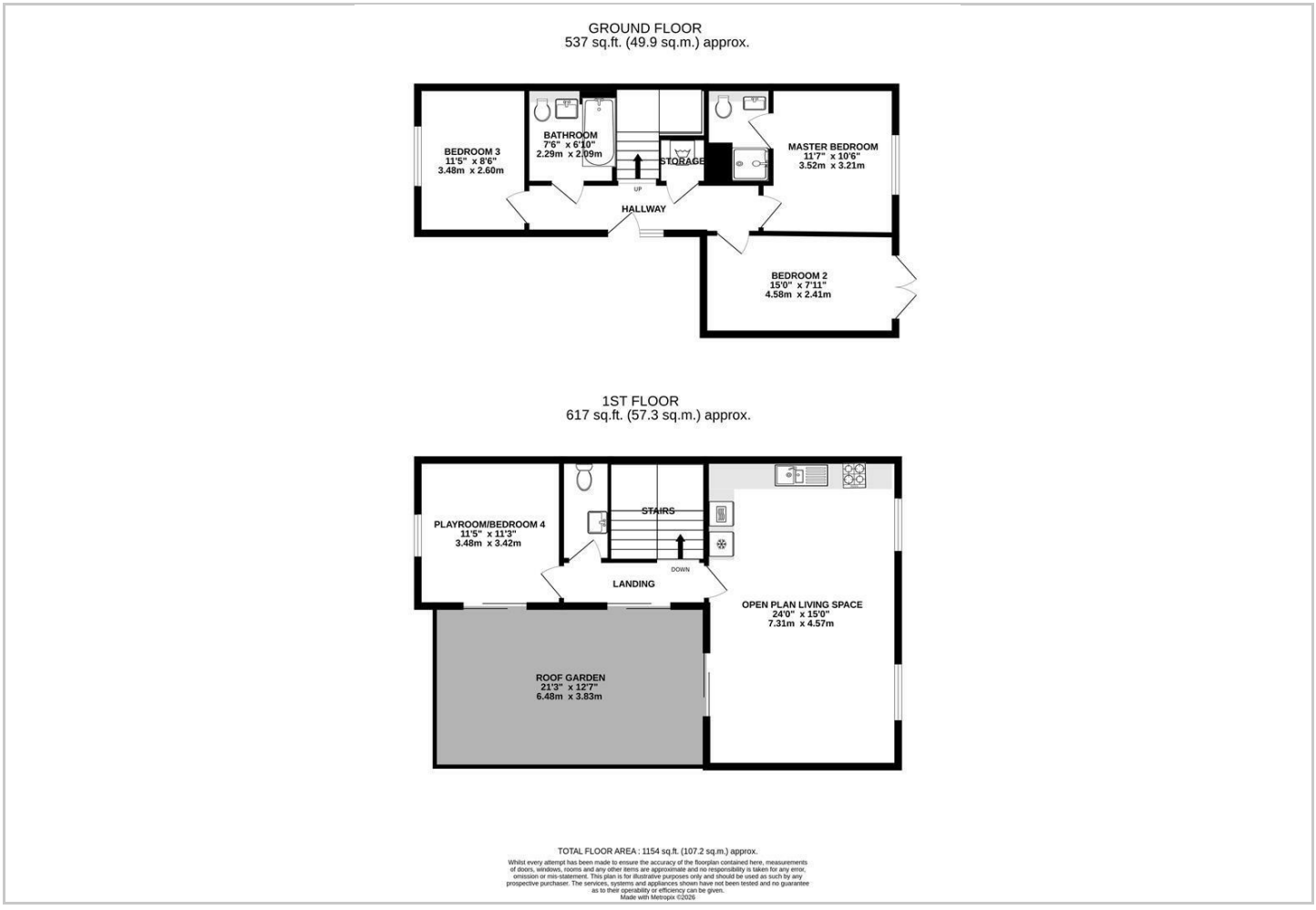
Hybrid Map



Terrain Map



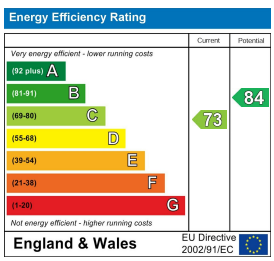
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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