

White House Court

Perranzabuloe

Truro

TR4 9LQ

Asking Price £155,000

- DETACHED 'ROUNDHOUSE' COTTAGE
- FULL RESIDENTIAL USE
- CLOSE TO BOTH PERRANPORTH AND NEWQUAY
- OFF ROAD PARKING
- COMMUNAL GARDENS AND GROUNDS
- PRIVATE TERRACE EXCELLENT RESIDENTIAL HOME OR HOLIDAY LET
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- SCAN QR FOR MATERIAL INFORMATION







Millerson

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Tenure - Freehold

Council Tax Band -

Floor Area - 463.00 sq ft


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DESCRIPTION

THE ROUNDHOUSE:

Close to the stunning North Cornish coast, suitable for full time occupancy or as an investment, this charming, detached, freehold property is available to purchase with no onward chain.
The property is currently being used as a very popular holiday let but has been granted change of use for full residential use with no restrictions. As a holiday let it receives g superb reviews and has been especially popular with dog owners due to its secure rear garden and proximity to dog friendly beaches.
The property is just 400 metres from the new Saints Trial - a new, beautiful riverside foot/cycle path that leads straight into Perranporth.
It is a unique, charming. detached cottage. with a superb open plan reception room, a generous double bedroom and very pleasant bathroom.
Externally there is a quiet, sunny,
enclosed rear garden. This sunny outside space has a seating area, outside tap and useful storage shed. In addition to this private garden the property has access to a
central communal garden. The central courtyard is well maintained with surrounding mature trees, lighting and bin storage area. In this courtyard the property has its own allocated parking space and guest parking.
Internally the property is well presented, modern and well appointed with a bright open plan Kitchen, Dining area and Lounge. The Bathroom has a power shower, heated towel rail and bath. Recent upgrades to the property include improved loft insulation, new (insulated) bathroom floor and hallway, improved LED lighting, A rated, rear door and windows, New internet linked radiators, and new insulated hot water tank. As part of the conversion from holiday let to residential
the property has a new residential electric supply with Octopus being the current supplier.

OPEN PLAN KITCHEN/DINING ROOM/LOUNGE

A lovely light dual aspect open plan space which provides plenty of space for Living, Dining and Kitchen areas. A stunning almost wall of windows provides plenty of light.

BEDROOM

A superbly proportioned double bedroom with UPVC double glazed window and UPVC double glazed door leading out to the rear courtyard

BATHROOM

A Tiled bathroom suite with Panelled bath with shower attachment over. Low level W.C. Washa Basin. Wall mounted heated towel rail. Extractor fan.

OUTSIDE

The Roundhouse benefits from a superb low maintenance courtyard area which is accessed directly from the front of the property. this private and sheltered spot is perfect for outside dining and entertaining. Owners also benefit from the communal grounds across the development.

AGENTS NOTE

Maintenance charges to cover external areas include water and sewage costs and are £205 paid quarterly to Belmont Management.

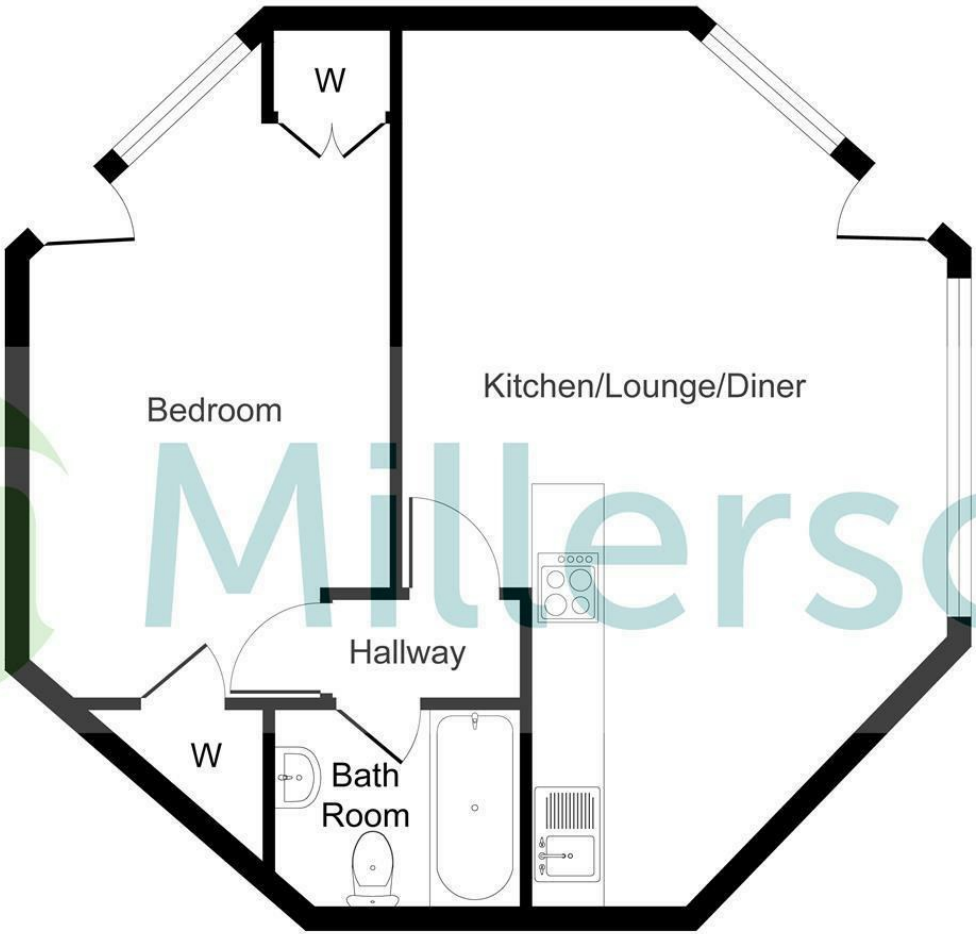
MATERIAL INFORMATION

Council Tax band: Not banded
Tenure: Freehold
Property type: Bungalow
Property construction: Front windows are wood but double glazed
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Cesspit
Heating: None is installed.
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - OK, EE - Good
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None - Pets: 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: No
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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.



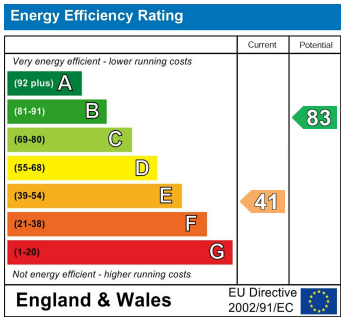






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