

EST. 1999

C A M E L  
COASTAL & COUNTRY



## 5 Sea View Crescent

Perranporth, TR6 0FN

Asking Price £550,000



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## The Property

Immaculately presented three/four bed roomed detached house, with elevated sea and coastal village views, towards the outskirts of Perranporth. Offering spacious and versatile contemporary-style living accommodation including a lovely light and airy open plan kitchen/living space with 2 x sliding patio doors to the enclosed rear garden, family bathroom, additional shower room/wc and four double bedrooms including a master ensuite. Outside there is an attractive low maintenance garden to the rear, generous first floor sun terrace, block-paved driveway/carport with offroad parking space for two vehicles and useful storeroom/utility perfect for housing surfboards and bikes. The property occupies a desirable village side position on the popular Sea View Crescent development within a short walk of the beach and village centre. Offered for sale with no onward chain.

Principal accommodation comprises (all dimensions are approximate):-

## Ground Floor

uPVC double glazed door at side opens into ENTRANCE HALLWAY with doors to all ground floor rooms and stairs to first floor. Under stairs storage cupboard.

L-shaped OPEN PLAN LOUNGE/KITCHEN/DINER arranged as follows:

## LIVING ROOM

15'1" x 11'4" (4.62m x 3.46m)  
with uPVC double glazed sliding patio doors to rear garden, radiator.

## KITCHEN/DINER

12' 9" x 9' 8" (3.88m x 2.94m)  
Fitted with a range of high gloss wall and base cupboard/drawer units with granite work surfaces, inset stainless steel one and a half bowl sink with drainer, built-in double oven, inset four-ring gas burner hob with extractor hood over, integrated fridge/freezer and integrated dishwasher. Cupboard housing gas combi boiler. uPVC double glazed sliding patio doors to rear garden.

## BATHROOM

7'6" x 6'6" (2.30m x 1.99m)  
Fitted with a white suite comprising panelled bathtub, inset wash hand basin and low flush WC. Wall-mounted heated towel rail. Walls tiled to ceiling height.

## BEDROOM FOUR

11'4" x 8'10" (3.46m x 2.71m)  
Built-in double wardrobes. uPVC double glazed window to front aspect. Radiator.

## First floor

Turning staircase from ground floor leading to small landing with doors to first floor rooms.

## MASTER BEDROOM

11'4" x 10'0" plus door alcove. (3.46m x 3.07m plus door alcove.)  
Built-in double wardrobes. uPVC double glazed window to rear aspect with superb far-reaching sea and village views. Door to:

## EN-SUITE SHOWER ROOM

6'9" x 5'1" (2.06m x 1.55m)  
Fitted with a white suite comprising oversized shower tray with thermostatic mains shower, inset wash hand basin and low flush WC. Walls tiled to ceiling height.

## BEDROOM TWO/UPSTAIRS LOUNGE

14'9" x 11'5" (4.52m x 3.50m)  
uPVC double glazed window to rear with far-reaching sea and village views, uPVC double glazed sliding to:

## SUN TERRACE

11' 10" x 11' 8" (3.35m x 3.05m x 3.35m x 2.44m)  
with high-grade composite decking and frameless toughened glass balustrade with street outlook.

## BEDROOM THREE

11'4" x 9'11" (3.46m x 3.03m)  
uPVC double glazed window to front aspect. Laminate tiled flooring. Door to:-

## "Jack & Jill" SHOWER ROOM/WC

7'6" x 5'6" (2.30m x 1.68m)  
Fitted with a white suite comprising corner shower cubicle with thermostatic mains shower, inset wash hand basin and low flush WC. Walls tiled to ceiling height.

## INTEGRAL CARPORT

22'3 x 12'9 (6.78m x 3.89m)

## OUTSIDE

The property occupies a desirable village-side position on the popular Sea View Crescent development, just a short walk from Perranporth's famous three-mile beach and village centre. At the front of the property there is a generous block-paved driveway/carport with space for two vehicles and doorway access to the useful STORE/UTILITY ROOM. Equipped with power and lighting and space and facility for a washing machine and tumble dryer.

A paved pathway at the side of the property leads to the beautifully-presented enclosed rear garden with its alluring glimpses of the sea and Gull Rock in the distance. Set over two levels, the garden

sympathetically combines low-maintenance artificial lawn, paved pathway and patio/seating area with raised beds containing a range of well-established plants and border shrubs. There is an outdoor shower and tap for anyone returning from a day at the beach, and outdoor lighting to make the most of the warm summer nights.

## Services and Charges

TENURE: Freehold

Service Charge - £147.00 paid half yearly for grounds maintenance

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX BAND: E

EPC: C

## 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

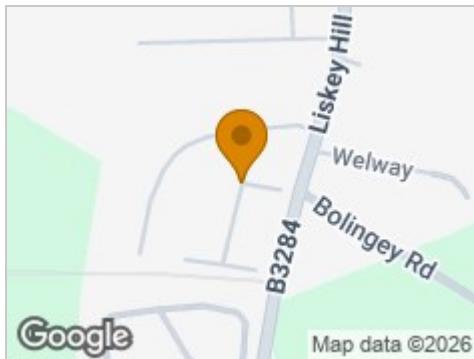
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property 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.



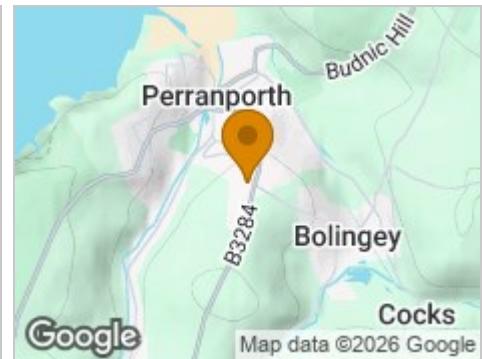
## Road Map



## Hybrid Map



## Terrain Map



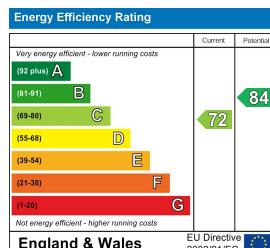
## Floor Plan



## 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.