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C A M E L

COASTAL & COUNTRY



Kinsi Liskey Hill Crescent

, Perranporth, TR6 0HP

Guide Price £499,950



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Overview

Situated in tranquil Liskey Hill Crescent within a short walk of the beach and shops in central Perranporth, this contemporary-style end-terrace house offers an excellent blend of comfort and convenience and would be well-suited for growing families and those seeking to experience the best of the Cornish coastal lifestyle. Constructed in 2010, the property spans a generous 1,412 square feet and features an open plan first floor kitchen/diner and living space along with four good sized double bedrooms, complemented by two bathrooms, and ample built-in storage space.

Outside, the southerly facing, low-maintenance garden and rear first balcony provides a sunny retreat, ideal for enjoying the warm Cornish climate, whilst the front block-paved driveway allows off-road parking for two vehicles.

One of the standout features of this home is its proximity to the beach, just ten minutes walk away, allowing fabulous sea and coastal village views from the living room and the top floor master bedroom suite. The location is not only picturesque but also practical, with excellent access to the well-regarded local primary school, shops, cafes and other local amenities that cater to everyday needs.

Equipped with a range of modern comforts such as recently-installed air source heating and photovoltaic solar panels, the property is designed for energy efficiency and sustainability. Whether you are seeking a permanent residence or a holiday retreat, this home in Perranporth offers a superb opportunity to embrace a relaxed coastal lifestyle in a sought-after area. Don't miss the chance to make this delightful property your own.

The Property

From Liskey Hill Crescent a block paved driveway with parking space for two vehicles and side gate access to the rear garden leads to a storm porch with covered boot storage area and hardwood front entrance door with glazed side panel.

Entering into the ground floor hallway there is a staircase to the first floor, utility and under stairs storage cupboards and doors to three double bedrooms and a family bathroom. The two rear bedrooms benefit from French patio doors to the southerly-facing rear garden, whilst the front bedroom offers a double width built-in storage cupboard.

Moving to the first floor, a generously proportioned landing offers additional storage space and access to the L-shaped open-plan kitchen/diner and family living space, with windows to three sides and patio door access to the rear balcony overlooking the garden and picture window to the front providing absorbing views over Perranporth to the sea and surrounding coastline beyond.

Concluding the principle accommodation, the light and spacious second floor is given over solely to the lovely master bedroom suite, with its dual aspect skylight windows, additional eaves storage and attractive ensuite shower room/WC.

Outside there is a southerly-facing low-maintenance garden to the rear, with patio and timber storage shed, enclosed by Mediterranean-style walls, raised flowerbed and timber fencing, allowing plenty of room for outdoor relaxation and entertaining.

Other Information

Tenure: Freehold;

Construction: 2010; timber frame and block.

Services: Mains electricity, water and drainage. Air-source central heating. Superfast Fibre broadband available in the area (max 79-80 Mbps download speed).

Solar panels: registered under the Government's Feed-in Tariff scheme. The 25-year tariff contract runs until December 2035 and payments are index-linked, rising annually in line with inflation (CPI from this year). In the

Tel: 01872 571454

last year the vendor received £2,277.47 in generation payments alone, before any saving on electricity bills. We understand the benefit of the tariff can be transferred to a purchaser; buyers should confirm the details through their solicitor.

Council Tax Band: D

EPC: B86

Disclaimers

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

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



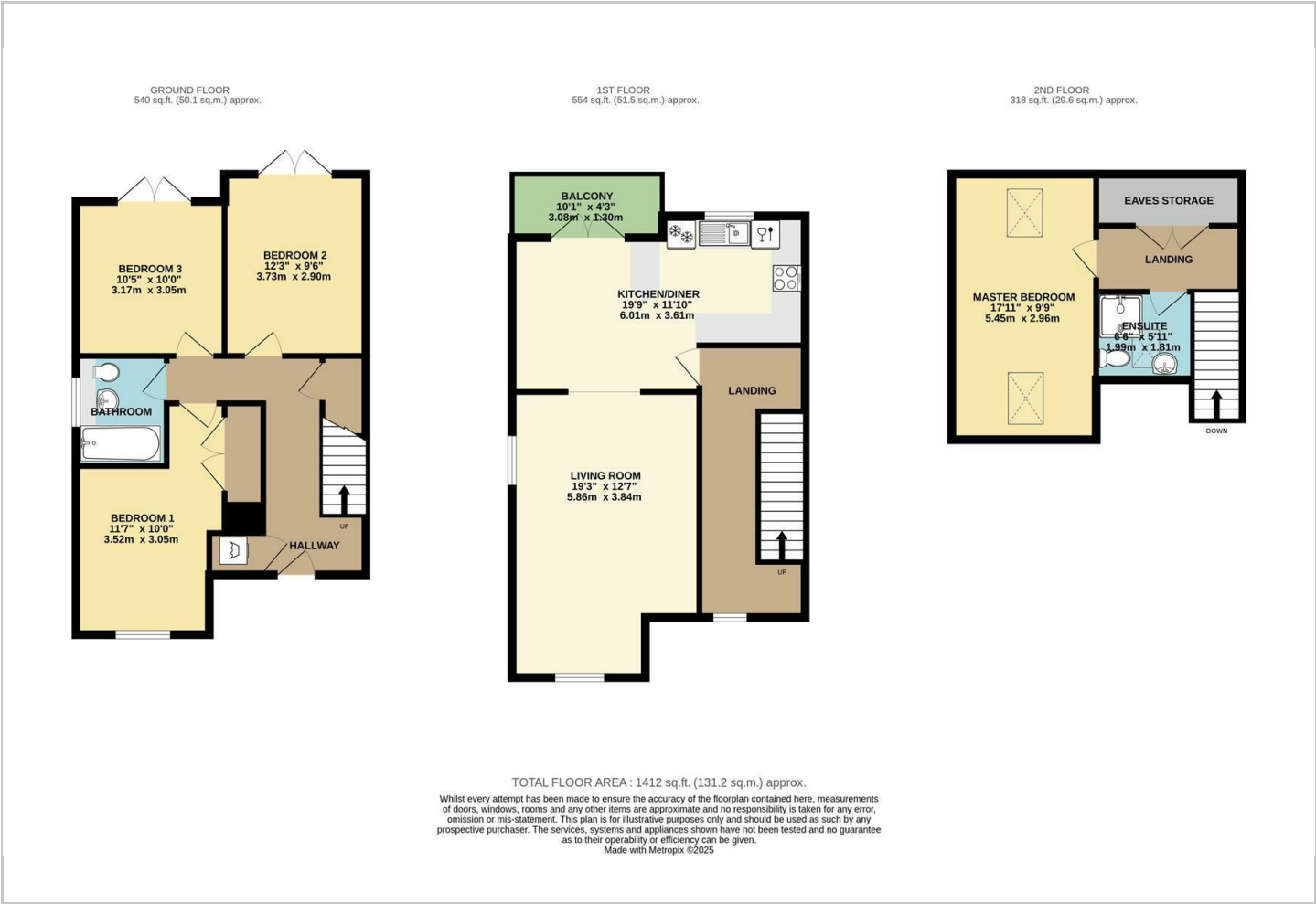
Hybrid Map



Terrain Map



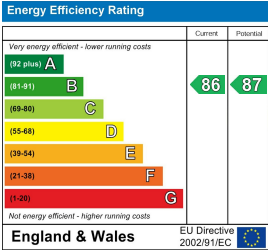
Floor Plan



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.