

Perrancoombe  
Garden Court  
Perranporth

TR6 0JH  
Offers In Excess Of  
£350,000

- ANNEXE POTENTIAL
- TUCKED AWAY LOCATION
- BEAUTIFUL COMMUNAL GARDENS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES AND BEACHES
- TWO/THREE WELL PROPORTIONED BEDROOMS
- OFF ROAD PARKING AVAILABLE
- MULTI-GENERATIONAL LIVING
- DOUBLE GLAZING THROUGHOUT
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION





Tenure - Freehold

Council Tax Band - D

Floor Area - 1227.08 sq ft



3



2



2



E48

### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this charming and tucked-away three-bedroom terraced home, perfectly positioned within easy walking distance of local amenities, pristine beaches, and excellent transport links. Beautifully maintained throughout, this exceptional property seamlessly combines contemporary comfort with the relaxed charm of coastal living.

Upon entering, you are greeted by a bright and welcoming entrance foyer that leads into the spacious hallway, setting the tone for the home's light-filled and versatile accommodation. On the ground floor, a modern shower room and a flexible reception room, which could easily serve as a bedroom or home office, are complemented by a generous kitchen/dining/utility space. This adaptable layout provides the perfect opportunity to create a self-contained annexe, ideal for accommodating family members or generating additional income.

Upstairs, the first floor living space continues to impress. The expansive lounge offers stunning views over the rear garden and the gently flowing stream below, creating an relaxing environment. The well-appointed kitchen serves as the heart of the home, while two further double bedrooms provide ample space for family living. A contemporary family bathroom completes this floor, ensuring comfort and practicality for all occupants.

Externally, the property boasts an integral garage with an electric roller door to the front, complemented by off-street parking for two vehicles on the driveway. To the rear, a private courtyard garden, carefully laid to lawn, provides a peaceful and low-maintenance outdoor space. Beyond this, gated access leads to the beautifully landscaped communal gardens, which extend to approximately an acre. These stunning grounds have been thoughtfully designed as a verdant retreat, featuring a meandering stream, mature trees, vibrant planting, and a variety of seating areas.

The property is connected to mains water, electricity, and drainage, and falls within Council Tax Band D.

Viewings are highly recommended to fully appreciate what this home has to offer.

### LOCATION

Nestled along Cornwall's stunning north coast, Perranporth is a vibrant seaside village renowned for its breathtaking natural beauty, relaxed coastal lifestyle, and strong sense of community. At its heart lies a magnificent three-mile sandy beach, backed by rolling dunes and dramatic cliffs, perfect for surfing, sunbathing, coastal walks, or simply

soaking up the panoramic sea views. The village itself offers a fantastic range of local amenities, including independent shops, cafés, traditional pubs, and restaurants, all within walking distance of the beach. Families are well-catered for with nearby schools and community facilities, while excellent transport links provide easy access to Truro, Newquay, and the A30.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALL

uPVC double glazed door. Panelled ceiling. Double glazed window to the front aspect. Multiple plug sockets. Matted flooring. Door leading into:

#### FOYER

Electric heater. BT open-reach point. Multiple plug sockets. Skirting. Carpeted flooring.

#### RECEPTION ROOM/BEDROOM

Coving. Smoke alarm. Built-in storage cupboard. Television point. Multiple plug sockets. Skirting. Tiled flooring. Under-floor heating.

#### SHOWER ROOM

Skimmed ceiling. Extractor fan. Porcelain tiling throughout. Internal window. Walk-in shower cubicle. Wash basin with a mixer tap. Heated towel rail. W.C. Tiled flooring. Underfloor heating.

#### UTILITY/KITCHEN/DINER

Skimmed ceiling. Smoke alarm. Built-in storage cupboard. A range of wall and base fitted storage cupboards and drawers. Integrated electric oven with a four ring hob and extractor hood over. Splash-back tiling. Stainless steel wash basin with drainage board. Would glazed window to the rear aspect. Thermostat. Multiple plug sockets. Skirting. Tiled flooring. Under-floor heating.

#### LIVING ROOM

Skimmed ceiling. Coving. Sliding double glazed window to the front aspect, with beautiful views over the steam below. Electric heater. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### KITCHEN

Coving. Double glazed window to the front aspect. A range of wall and base fitted storage cupboards and drawers. Two built-in storage cupboards. Integrated electric oven with four ring hob and extractor hood over. Splash-back tiling. Stainless steel wash basin with hosed nozzle and drainage board. Space for an under-counter washing machine and fridge. Multiple plug sockets. Skirting. Laminate flooring.

#### INNER HALLWAY

Skimmed ceiling. Coving. Access into a partially boarded loft space. Built-in storage cupboard.



### BEDROOM ONE

Coving. Double glazed window to the rear aspect. Built-in wardrobe space. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

### BEDROOM TWO

Coving. Double glazed window to the front aspect. Built-in storage cupboard. Electric heater. Multiple plug socket. Skirting. Carpeted flooring.

### BATHROOM

Coving. Extractor fan. Splash-back tiling. Electric shower over the bath. Shaver point. Wash basin. Heated towel rail. W.C. Tiled flooring.

### INTERNAL GARAGE

Wooden panelled ceiling. Electric roller door. Space for a washing machine and tumble dryer. Multiple plug sockets. Concrete flooring.

### EXTERNALLY

#### GARDEN

To the rear, a private courtyard garden, carefully laid to lawn, provides a peaceful and low-maintenance outdoor space. Beyond this, gated access leads to the beautifully landscaped communal gardens, which extend to approximately an acre. These stunning grounds have been thoughtfully designed as a verdant retreat, featuring a meandering stream, mature trees, vibrant planting, and a variety of seating areas.

#### PARKING

Externally, the property boasts off-street parking for two vehicles on the driveway.

#### AGENTS NOTE

A committee made up of representatives from the houses is responsible for overseeing the gardens and communal areas. An annual fee of £300 covers all garden maintenance.

#### SERVICES

The property is connected to mains water, electricity, and drainage, and falls within Council Tax Band D.

#### MATERIAL INFORMATION







Perrancoombe Garden Court, Perranporth, TR6 0JH



## Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - Good, Three - OK, EE - Good

Parking: Garage, Off Street, On Street, Driveway, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: 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: Wide doorways and Level access

Coal mining area: No

Non-coal mining area: Yes

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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.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

1 Market Street  
St Austell  
Cornwall  
PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

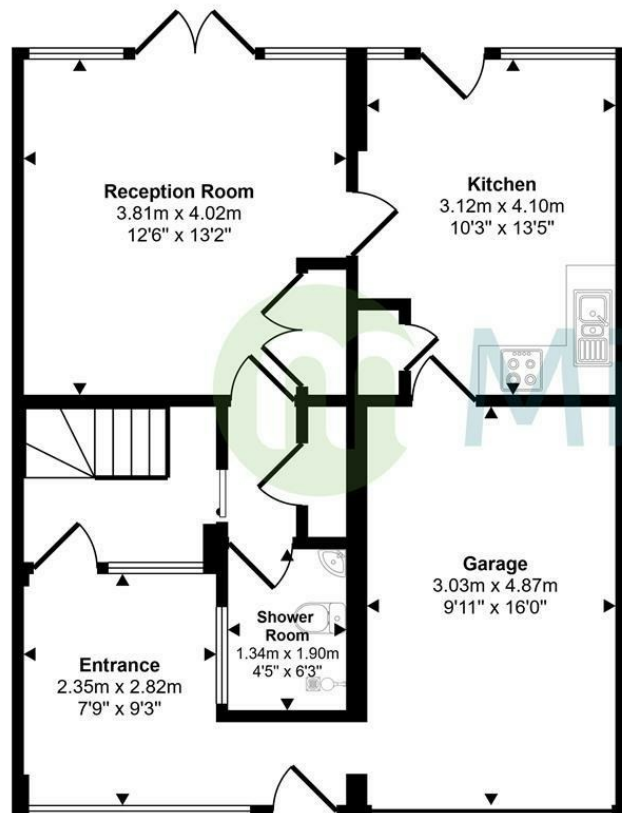
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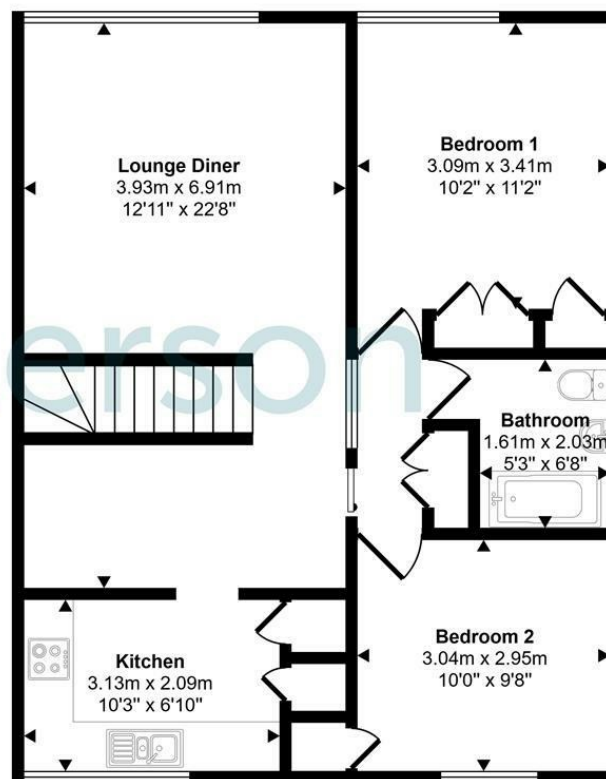
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Approx Gross Internal Area  
132 sq m / 1416 sq ft



Ground Floor

Approx 66 sq m / 712 sq ft



First Floor

Approx 65 sq m / 704 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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