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CAMEL

COASTAL & COUNTRY



4 Nampara Row, St. Michaels Road

Perranporth, TR6 0FD

Guide Price £375,000

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The Property
A light-filled, modern property located on a reasonably level walk into the centre of Perranporth and just moments from the golden sandy beach. This makes it the perfect home for those wishing to live within a short walk of the beach, with all everyday facilities close at hand.

Set on a quiet lane, the property benefits from three bedrooms comprising two doubles and a twin. The ground floor features a contemporary open-plan living room/kitchen/diner, ideal for family living or entertaining. There is also a shower room and entrance porch off the entrance hall, with a family bathroom on the first floor.

Outside, the home enjoys good-sized lawned gardens to the rear, an enclosed courtyard to the front, and a dedicated parking space.

Further benefits include views over Perranporth to the coast, double glazing throughout, and modern electric heating.

With Nampara Row being so centrally located, there is an array of shops, coffee houses, pubs, and sporting facilities within walking distance—as well as doctors, dentists, and public transport. Although Perranporth is renowned for its beautiful three miles of golden sandy beach, there is much more to offer than surfing, with a tennis club, rugby club, football club, and lawn bowls all on offer.

Entrance Porch
7'0 x 5'6 (2.13m x 1.68m)

Entrance Hall
10'7 x 7'0 (3.23m x 2.13m)

Living Room/Diner/Kitchen
29'1 x 15'9 (8.86m x 4.80m)
Maximum Measurements

Shower Room
6'11 x 4'3 (2.11m x 1.30m)

Landing

Bedroom One
12'5 x 10'9 (3.78m x 3.28m)

Bedroom Two
12'7 x 7'8 (3.84m x 2.34m)

Bedroom Three
12'6 x 7'8 (3.81m x 2.34m)
Max. Measurements

Bathroom
7'8 x 5'10 (2.34m x 1.78m)

Parking
Parking space for one car with visitor parking.

Gardens
Enclosed gardens that are laid to lawn can be found to the rear, where there is access to the parking area. To the front there is an enclosed garden with clothes drying space.

Directions
Sat Nav: TR6 0FD
What3words: ///closer.steams.stall

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 2011
Construction Type: Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: C76
Tenure: Freehold

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.

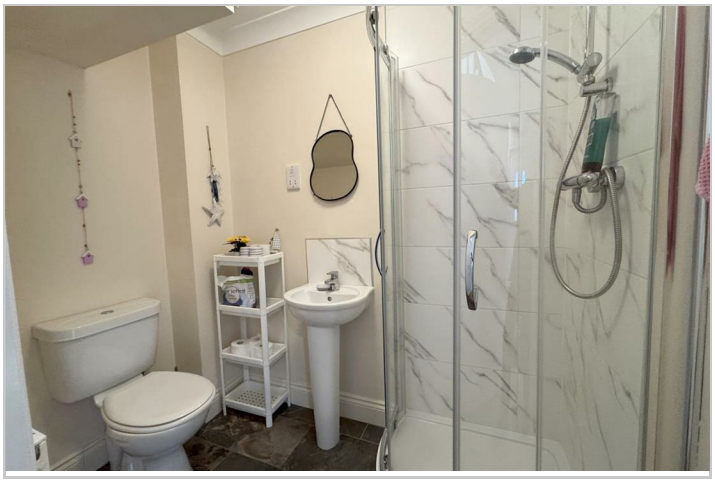
PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be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









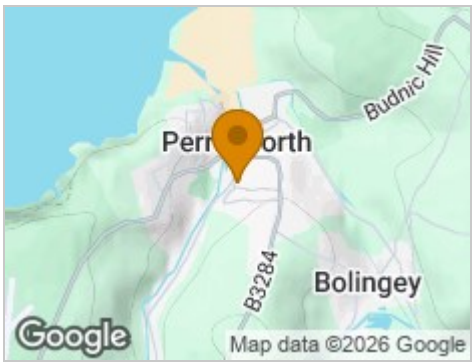
Road Map



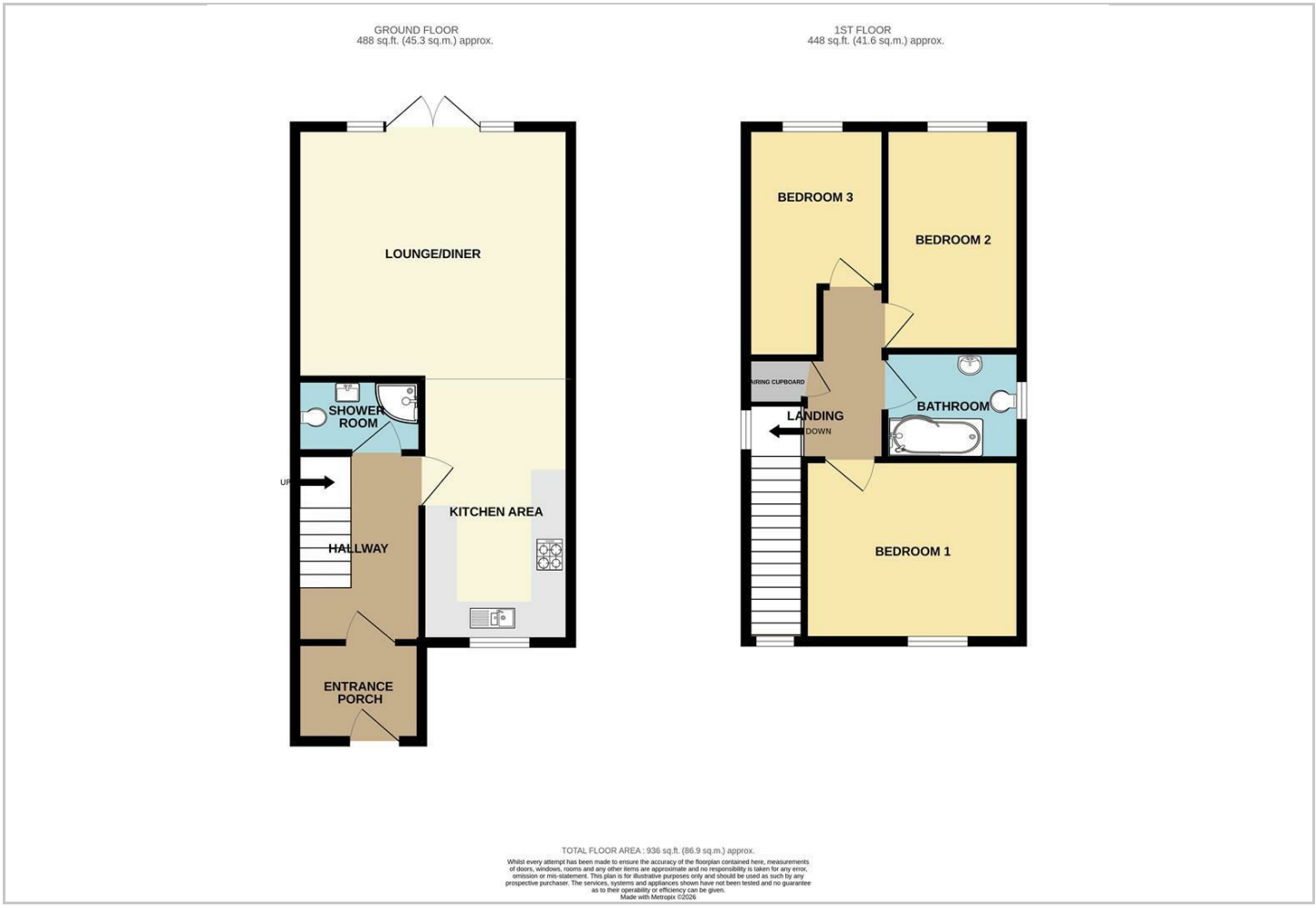
Hybrid Map



Terrain Map



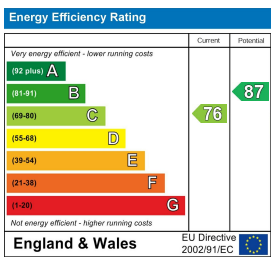
Floor Plan



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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