



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Link Detached

Offers In Excess Of

**£550,000**

Located in

**Perranporth**



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Hendrawna Meadows

Perranporth | | TR6 0FH



An exceptionally well presented extended and remodelled link detached four bedroom family house with SEA VIEWS sunny landscaped gardens, garage and driveway parking located within walking distance of the beach, town & primary school. BEAUTIFULLY PRESENTED and improved.

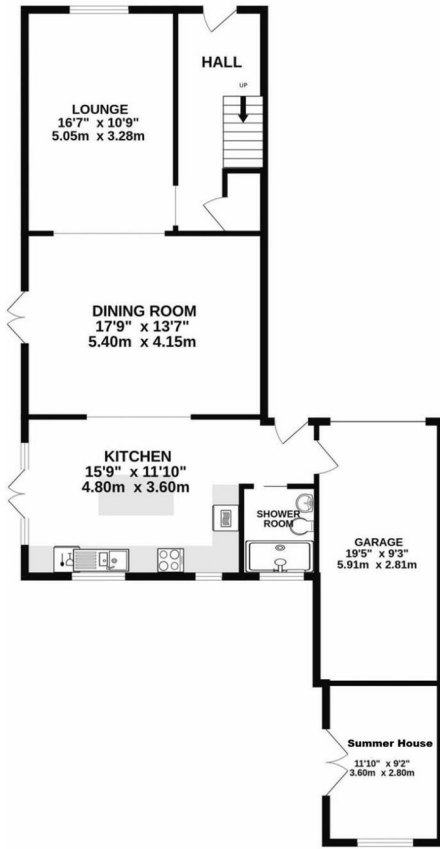
# Hendrawna Meadows

£550,000 Freehold

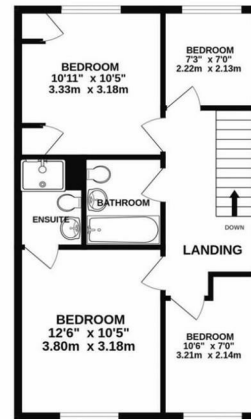


- Four bedroom family house
- SEA VIEWS
- Sunny landscaped garden
- Walking distance from the beach, town & primary school
- Useful ground floor shower room / WC
- Extended and remodelled
- Stylish open plan interior
- Garage and driveway parking
- Double glazing and LPG gas central heating
- Insulated summer house with power

GROUND FLOOR  
1069 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1602 sq.ft. (148.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band D

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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