

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 32 Hendrawna Meadows

Perranporth, TR6 oFH

Guide Price £355,000



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Perranporth, TR6 0FH

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## The Property

Located towards the top of this modern and popular development in the coastal town of Perranporth is a three-bedroom semi-detached home.

Available with no onward chain, the property is low-maintenance and ideal for a first or second-time buyer, a young family, or as an investment.

The accommodation comprises a spacious and welcoming entrance hall with stairs to the first floor and doors leading to the kitchen, living room, and W.C. The living room benefits from French doors opening onto the rear garden.

Upstairs, there are three bedrooms, a family bathroom, and an en-suite shower room off the master bedroom.

Externally, the property offers an enclosed rear garden and two parking spaces to the front.

Hendrawna Meadows is perfectly located for those seeking close proximity to everything Perranporth has to offer. The school, bus stops, and shops are all within walking distance, as are the many coffee shops, pubs, and eateries. Despite this convenience, the property's position within the development ensures a sense of privacy and seclusion.

## Entrance Hall

14'10" x 6'9" (4.54 x 2.08)

## Living Room

15'6" x 12'1" (4.74 x 3.70)

## Kitchen/Breakfast Room

11'3" x 8'6" (3.44 x 2.60)

## W.C

6'2" x 3'4" (1.88 x 1.03)

## Landing

6'6" x 4'9" (2.0 x 1.45)

## Bedroom One

9'9" x 9'3" (2.98 x 2.82)

## En-Suite

5'9" x 5'6" (1.76 x 1.70)

## Bedroom Two

10'9" x 8'7" (3.29 x 2.64)

## Bedroom Three

12'1" x 6'8" (3.70 x 2.04)

## Bathroom

6'7" x 5'8" (2.01 x 1.74)

## Gardens

The gardens are to the rear of the property. There is a paved seating area immediately as you come out of the living room, this leads to a area with artificial lawn and a further paved area, perfect for a garden shed, summer house or home office.

## Parking

Parking for two cars can be found to the front of the property.

## Directions

Sat Nav: TR6 0FH

What3words: ///wiring.strongman.sniff

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

## Property Information

Age of Construction:

Construction Type: Block and Timber

Heating:

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

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



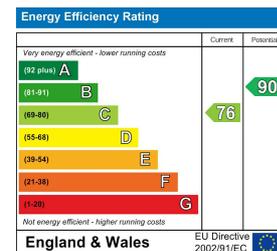
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.