



10 St Pirans Parade,
Perranporth

LODGE & THOMAS
ESTABLISHED 1892

10 St Piran's Parade,
Perranporth, Cornwall TR6 0BL

Guide Price - £199,950 Leasehold

Bright and spacious purpose built maisonette providing two bedroom accommodation located only a few steps from the amazing beach at Perranporth.

- Purpose built first and second floor maisonette
- Generous kitchen and good size lounge
- Two double bedrooms
- Private parking space
- VACANT POSSESSION

The Property

A deceptively spacious purpose-built maisonette offering two double bedrooms, a refurbished bathroom, a generous lounge and a good-sized kitchen/diner. The property benefits from electric heating and uPVC double glazing.

A rare advantage in this location, the property includes a privately owned parking space.

Agent's Note:

The lease restricts the property from being used for holiday letting.





Approximate Area = 926 sq ft / 86 sq m

For identification only - Not to scale

EPC E44 Council Tax Band B

Tenure Leasehold

As at August 2026, the property has 170 years remaining on the Lease with an annual ground rent of £329 and a current service charge of £125 per annum.

Services

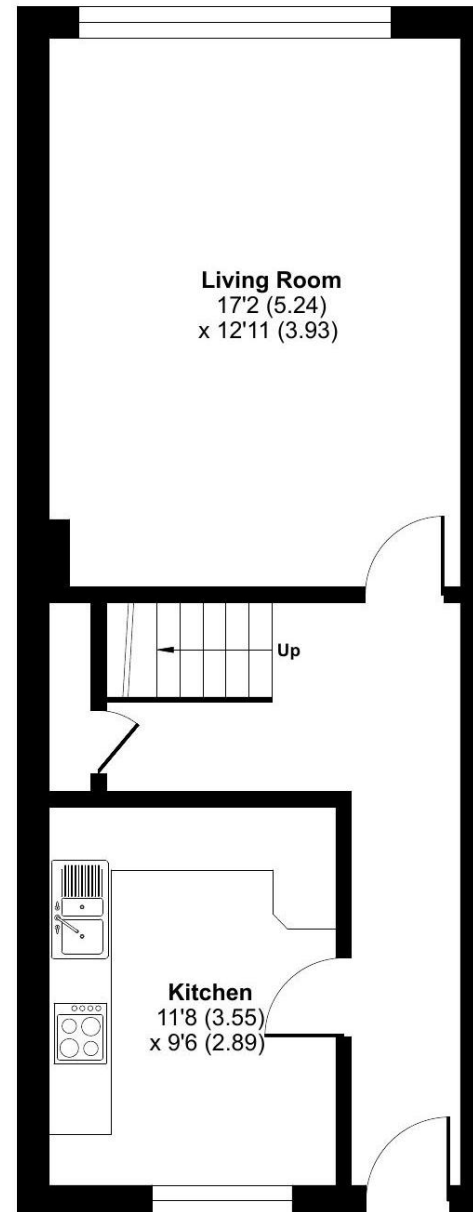
Mains electricity, water and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

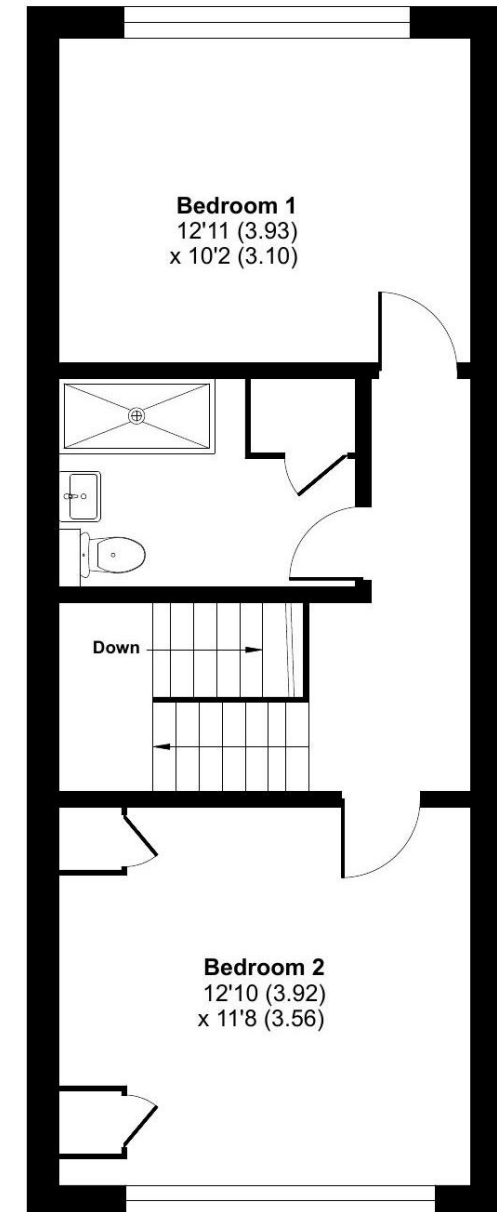
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



GROUND FLOOR



FIRST FLOOR

Location

Set in the centre of this vibrant coastal town, the property is just a short walk from supermarkets, shops, public houses and local amenities, including a doctors' surgery, as well as Perranporth's popular family-friendly surfing beach. Perranporth also has a primary school, while Truro, Newquay and Redruth offer a wider range of shops, schools and services approximately 10, 8 and 10 miles away respectively.

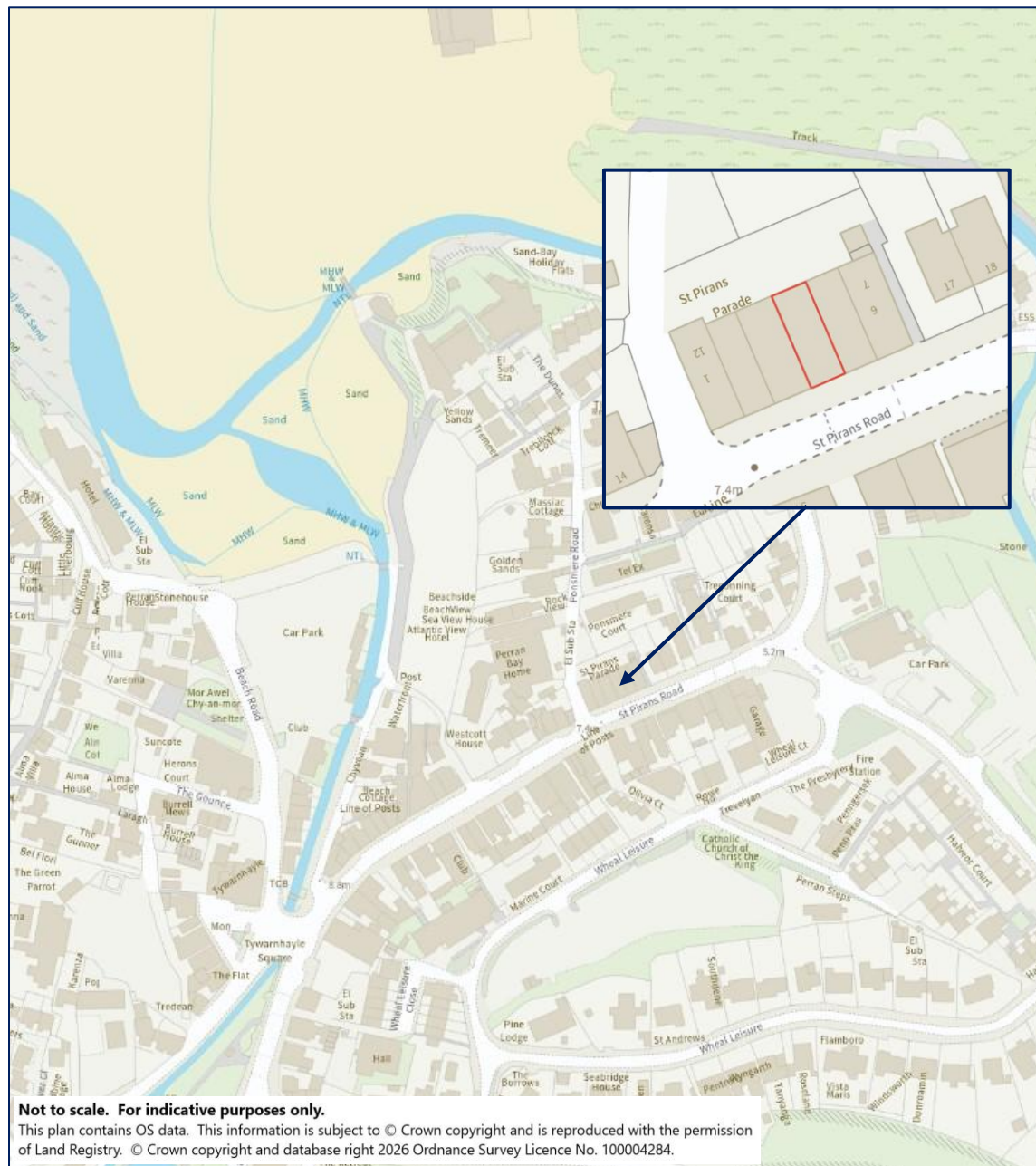
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Truro, take the A390 to Chiverton Cross roundabout on the A30 and follow the signs for Perranporth B3284. Follow this road into the town around a sharp right hand corner, where shortly after the property can be found on the left hand side just before the next mini roundabout.

what3words///makeovers.encoded.broth



Not to scale. For indicative purposes only.

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01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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