

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 28 St. Pirans Road

Perranporth, TR6 0BH

Guide Price £249,950



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## The Apartment

A well maintained two-bedroom ground floor apartment, conveniently situated within easy reach of local amenities and the nearby coastline.

The property offers comfortable and practical accommodation throughout, with well-proportioned rooms and a layout suited to a range of buyers including first-time purchasers, investors or those seeking a coastal home. The apartment benefits from a spacious living area that opens into the fitted kitchen, two bedrooms and a bathroom, all presented in good decorative order.

Being positioned on the ground floor, the property offers easy access and added convenience, while also benefiting from double glazing and modern day-to-day practicality.

St Pirans Road is located within the popular coastal area of Perranporth, known for its sandy beach, coastal walks and wide range of local shops, cafés and amenities, making this an appealing property for both permanent occupation and holiday use.

## Entrance Hall

### Kitchen

14'0 x 7'9 (4.27m x 2.36m)

### Living Room

11'6 x 10'11 (3.51m x 3.33m)

## Bedroom One

11'10 x 8'7 (338.33m x 2.62m)

## Bedroom Two

9'10 x 9'8 (3.00m x 2.95m)

## Shower Room

7'6 x 5'4 (2.29m x 1.63m)

## Outside of the Property

The property has parking to the rear, bin stores and a small area to sit out with a coffee and watch the world go by to the front of the apartment.

## Parking

There is communal parking with for each apartment.

## Directions

Sat Nav: TR6 0NH

What3words: ///candles.bearable.gadgets

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1985

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: D67

Tenure: Leasehold - Share of 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



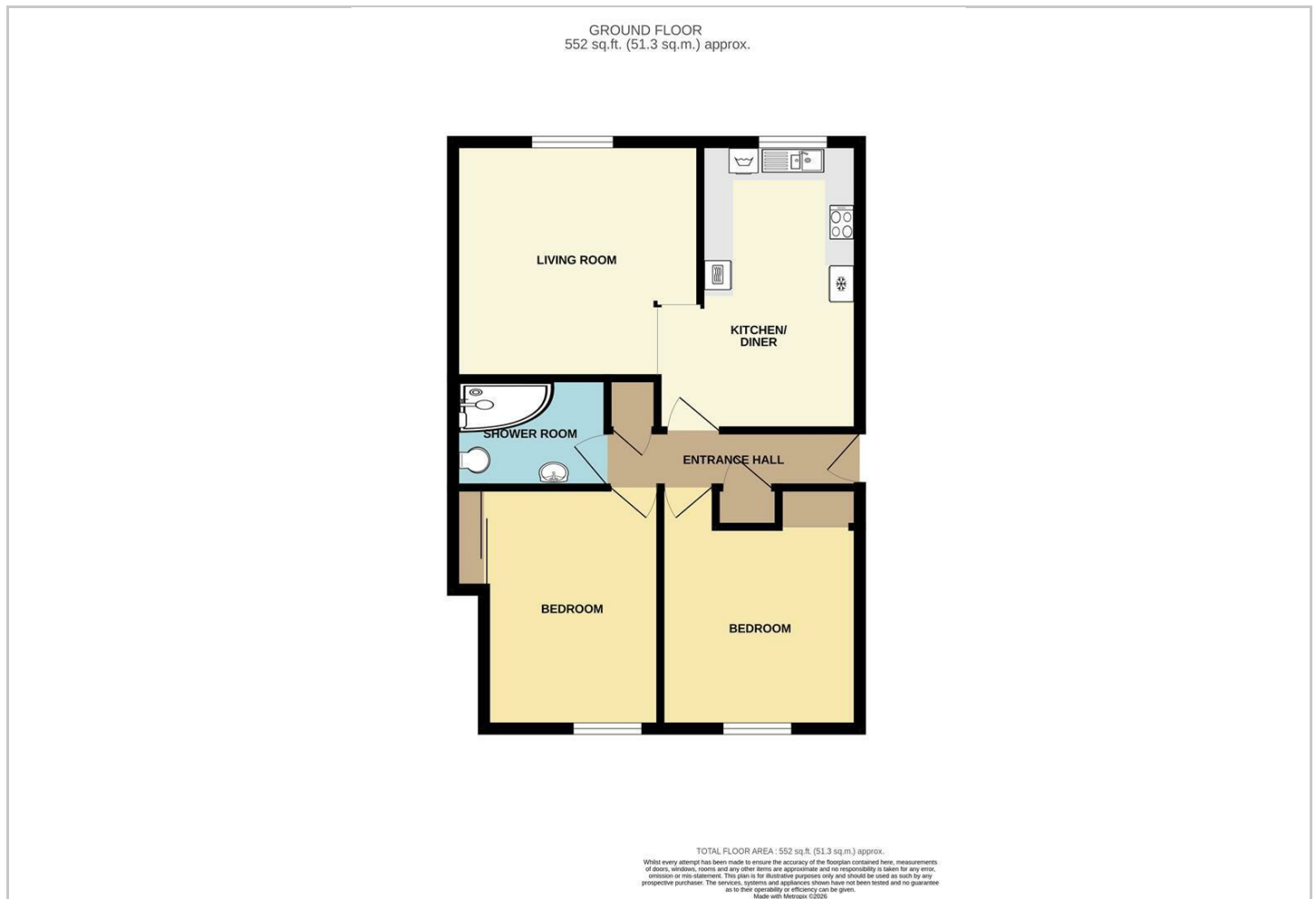
## Hybrid Map



## Terrain Map



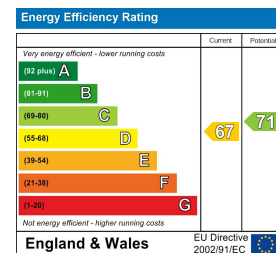
## Floor Plan



## 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.