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CAMEL

COASTAL & COUNTRY



4 Wheal Leisure Close

Perranporth, TR6 0HR

Guide Price £259,950

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The Property
A three bedroom terrace home located within a short walk of the beach and offering three bedrooms, a living room and bright, spacious kitchen/diner.

Having been used successfully as a residential letting property until recently, this three bedroom coastal home would make the perfect first time buyer property or suit those looking to move up or down the housing ladder. It offers light and spacious accommodation that comprises an entrance hall with WC and door into the kitchen/diner, a large living room with rear porch and stairs to the first floor. Here you will find the three bedrooms and bathroom.

To the outside you will find the front and rear gardens and a few steps away from the front door, there is the added benefit of a garage.

Wheal Leisure Close is set perfectly within the heart of Perranporth, giving you all your day-to-day amenities and Perranporths famous golden sands, all within a short walk.

Entrance Hall
9'5 x 2'10 (2.87m x 0.86m)

W.C
5'4 x 3'3 (1.63m x 0.99m)

Kitchen Diner
16'8 x 11'3 (5.08m x 3.43m)

Living Room
14'5 x 9'0 (4.39m x 2.74m)

Porch
4'3 x 3'5 (1.30m x 1.04m)

Landing

Bedroom
12'11 x 7'2 (3.94m x 2.18m)

Bedroom
10'10 x 7'5 (3.30m x 2.26m)

Bedroom
9'10 x 6'10 (3.00m x 2.08m)

Bathroom
6'7 x 5'10 (2.01m x 1.78m)

Gardens
There are both front and rear gardens, both are enclosed. The front has flower beds around a small patio seating area. The rear is partly lawned with a garden shed and flower bed borders.

Garage
16'8 x 8'5 (5.08m x 2.57m)
With roof storage.

Directions
Sat Nav: TR6 0HR
What3words: ///shepherds.viewing.went

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1975
Construction Type: Block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: D62
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.









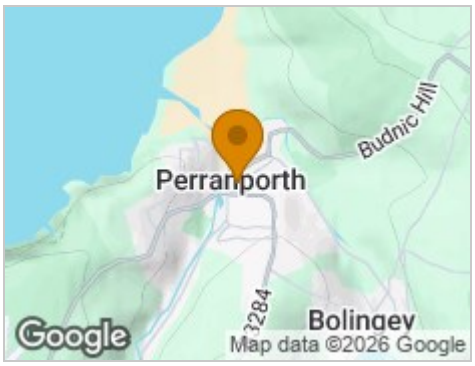
Road Map



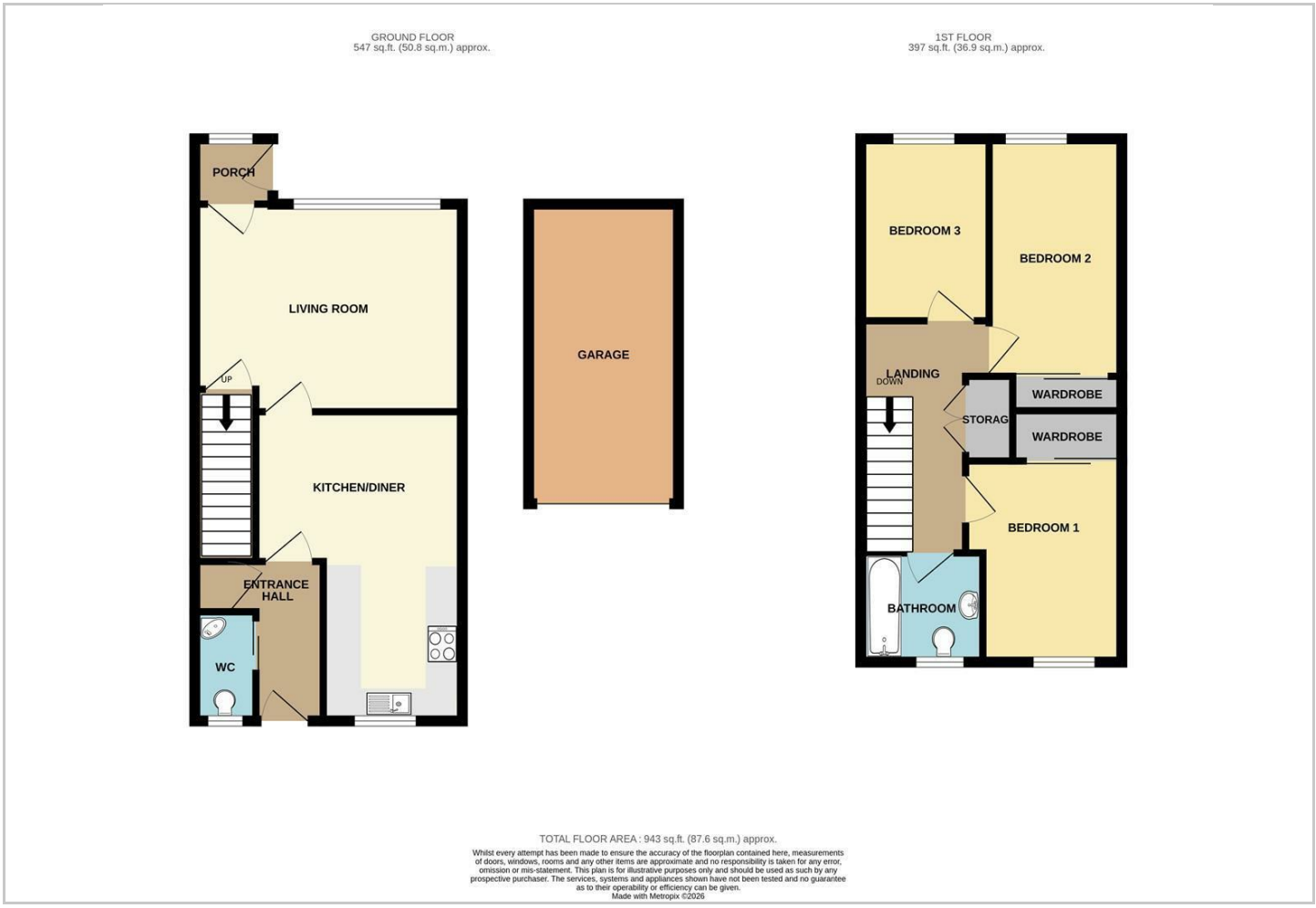
Hybrid Map



Terrain Map



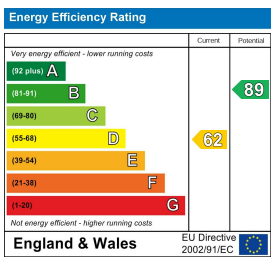
Floor Plan



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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