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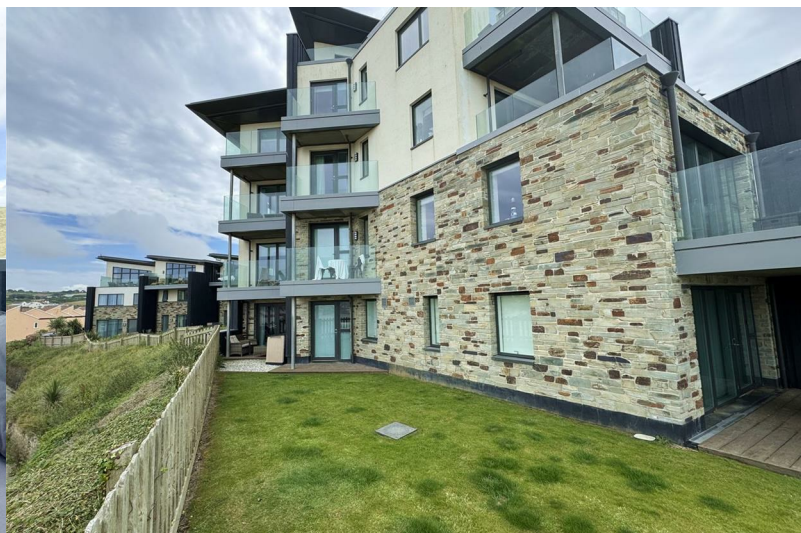
COASTAL & COUNTRY



12 The Dunes Ponsmere Road

Perranporth, TR6 0FJ

Guide Price £595,000



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## The Apartment

On the market for the first time since its original sale, this stunning two-bedroom beachfront apartment boasts two generous double bedrooms. The living accommodation for the apartment is a beautifully spacious and light-filled open-plan living room/kitchen/diner with French doors that lead out to private sun terrace, with views overlooking Perranporth's famous golden sands.

The Dunes was such a phenomenon in 2018 when it was launched that people began queuing around the block from 4am. This is due to the outstanding finish and the location that is second to none, offering the best beach/coastal views, not just in Perranporth, but arguably throughout Cornwall.

As well as the stunning family living room, the two double bedrooms, ensuite and family bathrooms. The apartment also provides you with a modern and well fitted kitchen, with built-in appliances.

Outside the apartments, there is allocated, permit parking and access to the beach. Perranporth's centre is within a short walk and provides everything you would need for day-to-day living, as well as a plethora of bars, restaurants, and sporting facilities.

All of this makes The Dunes a perfect home, holiday home, or investment, with the potential to become a successful holiday letting property.

## Entrance Hall

With double storage cupboard and Utility Cupboard

## Kitchen/Living Room/Diner

27'2 x 13'9 (8.28m x 4.19m)

## Master Bedroom

14'2 x 10'9 (4.32m x 3.28m)

## En-Suite Bathroom

## Bedroom Two

10'0 x 9'9 (3.05m x 2.97m)

## Family Bathroom

7'6 x 5'7 (2.29m x 1.70m)

## Sun Terrace

The sun terrace is set off the living room and is perfect for sitting out and enjoy the view over Perranporth beach with ample room for sofas, storage and a BBQ.

## Parking

There is permit parking for the property for two cars.

## Storage

Each property has a storage cage in communal storage area. This is secure and perfect for beach wear/surf boards etc.

## Directions

Sat Nav: TR6 0FJ

What3words: ///covertly.screaming.indeed

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

## Property and Lease Information

Age of Construction: 2018

Construction Type: Block and Steel Frame

Heating: Mains Ground Source Heat pump

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: Business Rates

EPC: B

Tenure: Leasehold. Owns share of Freehold.

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, 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.

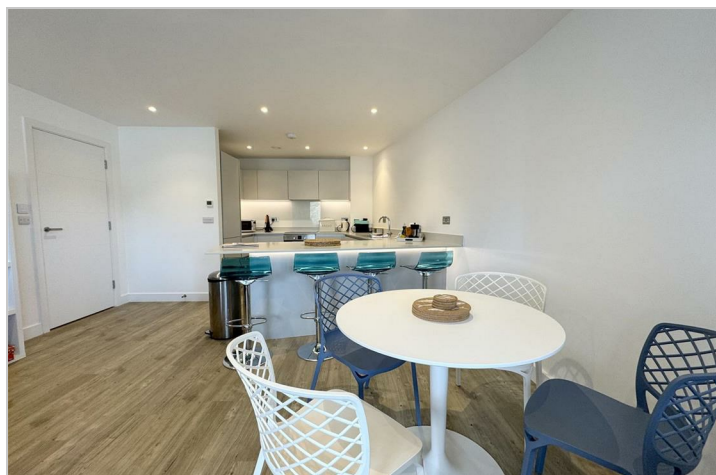
## PROPERTY MISDESCRIPTIONS

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.



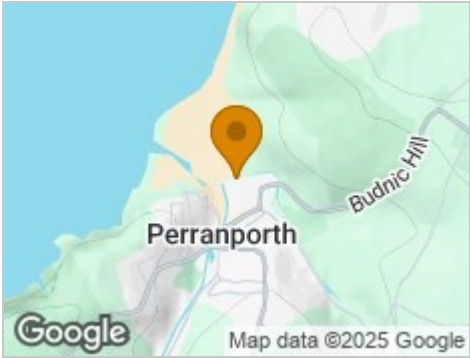
Road Map



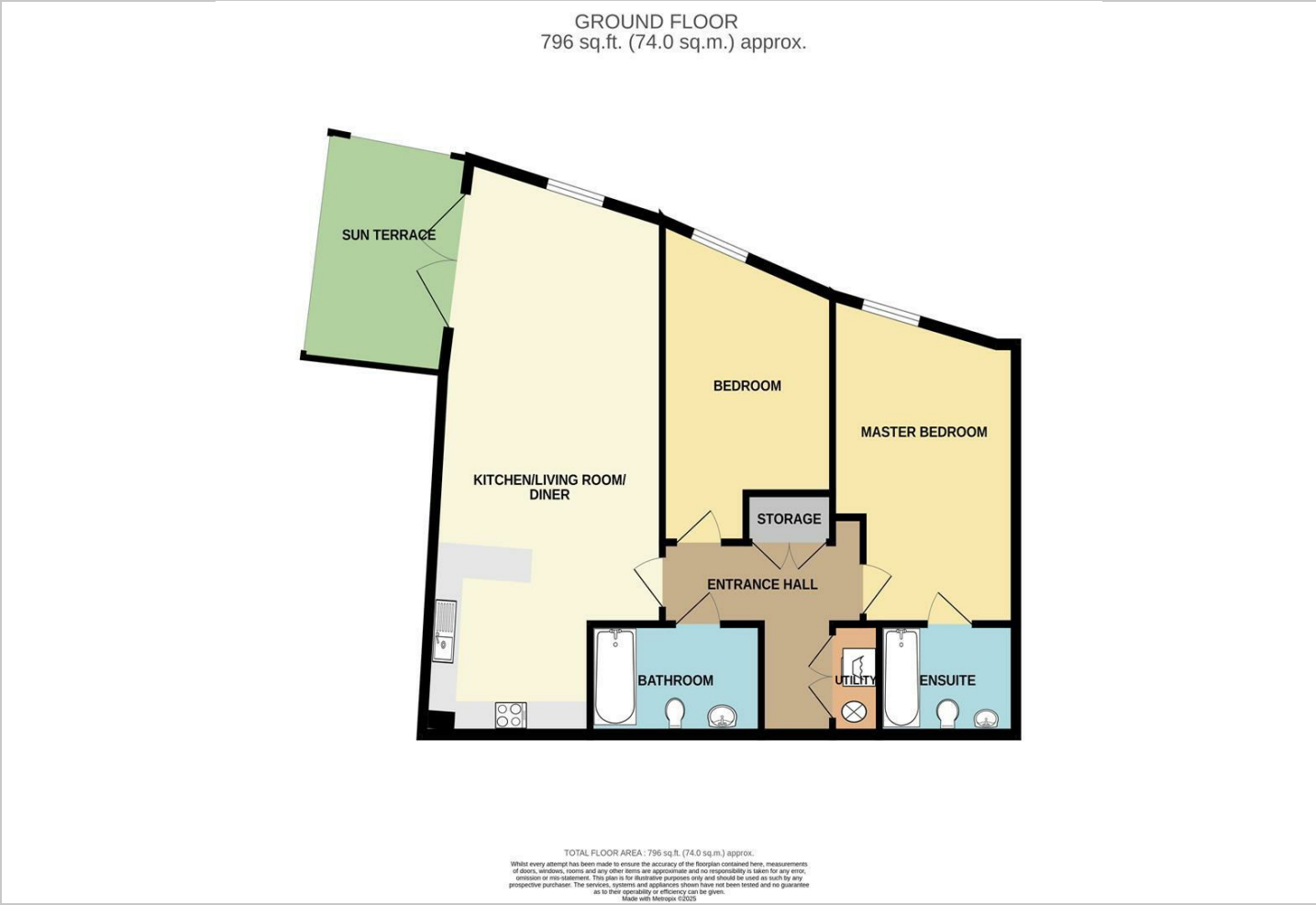
Hybrid Map



Terrain Map



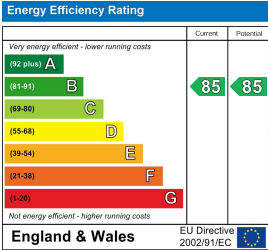
Floor Plan



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.