

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 14 Rosemullion

Atlantic Bay, St. Pirans Road, TR6 0NF

Asking Price £250,000





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## The Apartment

This extremely well-presented two-bedroom ground floor apartment, located in the centre of the coastal resort of Perranporth, is available with no onward chain. This makes it perfect for those seeking a lock-up-and-leave property close to the beach, a holiday let in one of Cornwall's most popular destinations, or a permanent residence within easy reach of everyday amenities.

The full accommodation comprises a modern, well-fitted white kitchen, a living room with useful storage, two double bedrooms, and a shower room. The property also benefits from permit parking for two cars, and the beach is just a few hundred yards away — easily reached on foot.

Perranporth is well known for its beautiful beaches and stunning coastal walks. The town also offers a great array of amenities to cater for both daily and evening needs, including supermarkets, independent butchers and bakers, general shops, as well as a variety of restaurants and public houses.

## Kitchen

8'10 x 8'10 (2.69m x 2.69m)

## Living Room

14'8 x 8'11 (4.47m x 2.72m)

## Inner Hallway

## Bedroom One

8'6 x 8'4 (2.59m x 2.54m)

## Bedroom Two

8'10 x 8'7 (2.69m x 2.62m)

## Bathroom

5'610x 5'5 (1.52mx 1.65m)

## Parking

The property has two allocated parking spaces which is by permit and charged at £10 per year.

## Directions

Sat Nav: TR6 0NF

What3words: ///slid.polices.gears

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1970  
Construction Type: Block  
Heating: Electric  
Electrical Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax: A  
EPC: Awaiting  
Tenure: Leasehold

## 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.

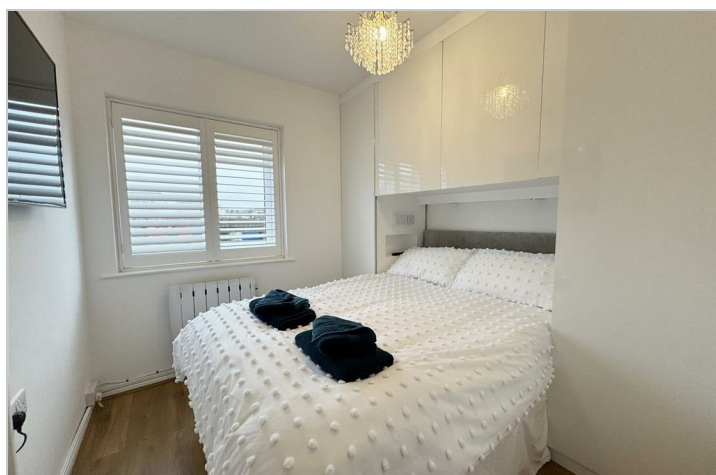
### PROPERTY MISDESCRIPTIONS

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.



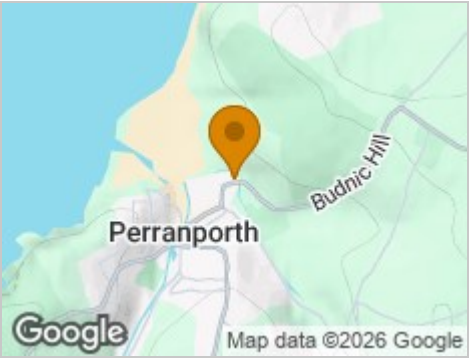
Road Map



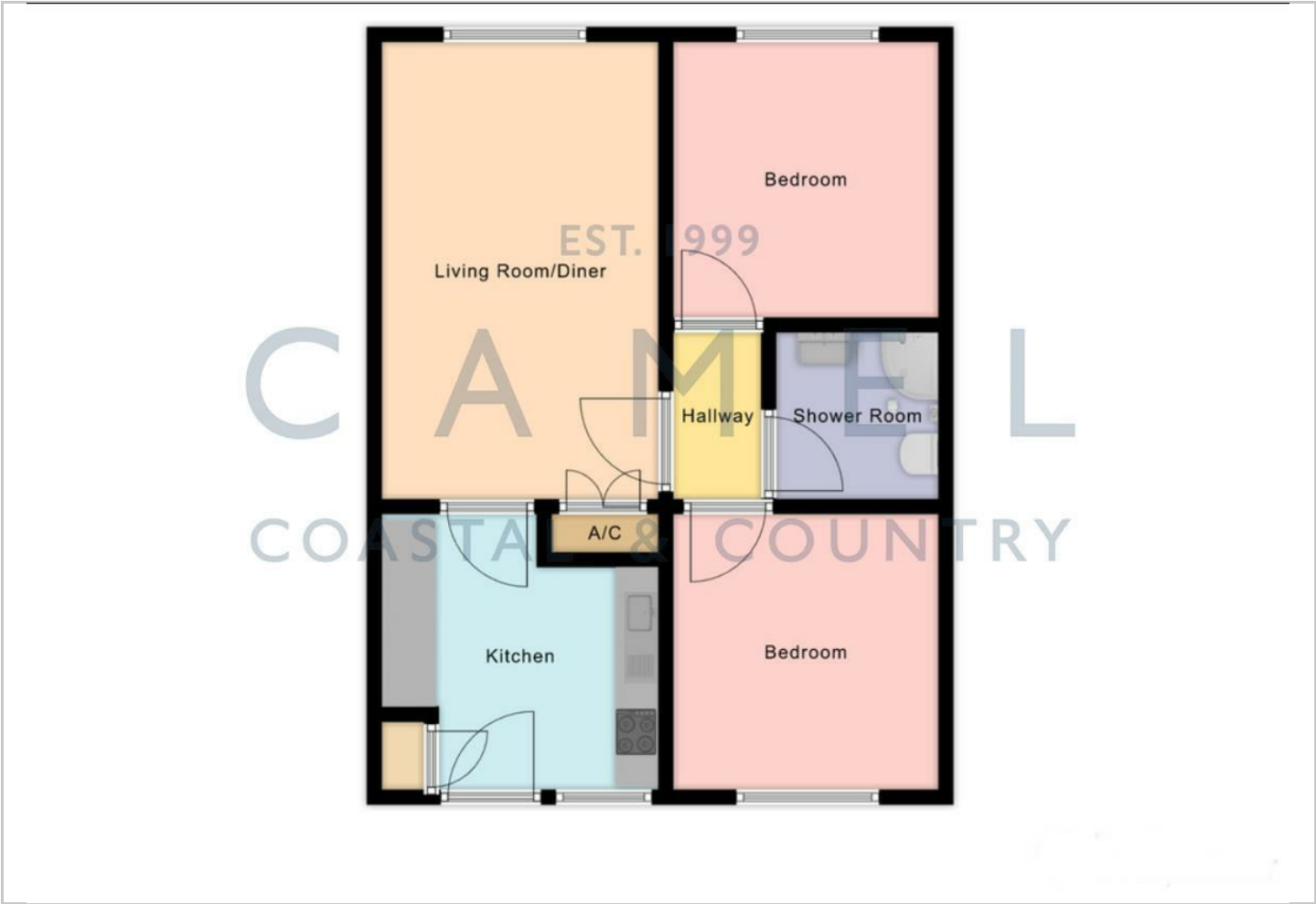
Hybrid Map



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.