



Sandy Steps

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Tywarnhayle Road, Perranporth, TR6 0DX

Perranporth Beach - 0.2 mile Truro - 8.5 miles St Agnes - 4 miles

A superbly presented four bedroom family sized property with tiered gardens, garage and parking.

- Four Bedrooms
- Detached Property
- Garage & Parking
- Views Over Perranporth
- Useful Cellar
- Immaculately Presented
- Modern & Stylish Decor
- No Onward Chain
- Council Tax Band - B/Rates
- Freehold

Guide Price £625,000

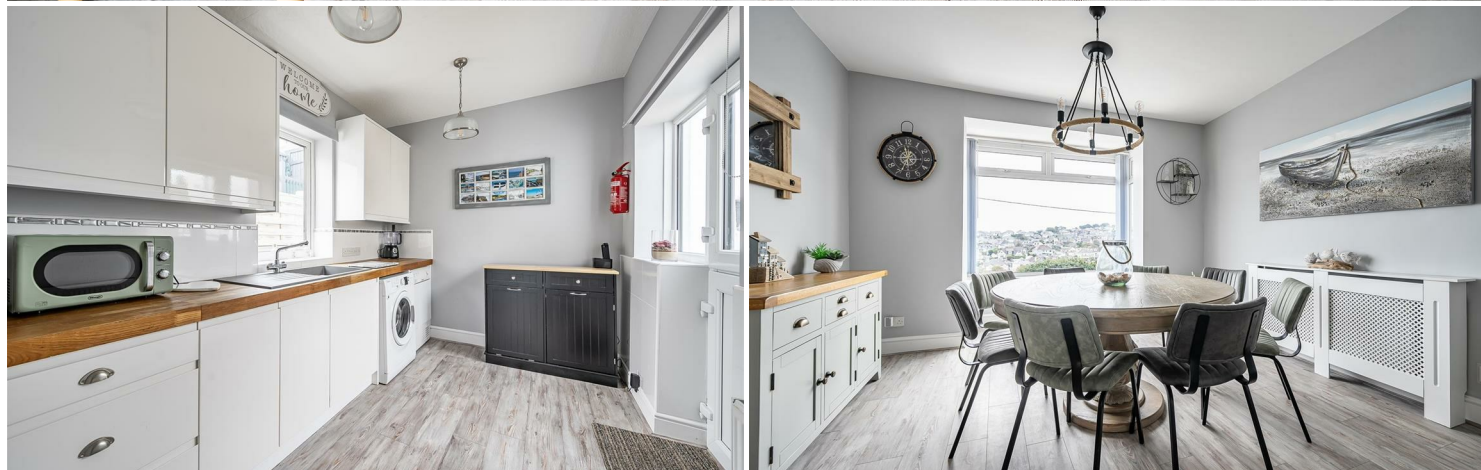
DESCRIPTION

A stunningly presented and most generous in proportion, four bedroom detached family sized home right in the centre of Perranporth. The property is presented to an exceptionally high standard and enjoys light, bright and airy living accommodation, there is also the distinct benefit and premium of easy parking and a garage.

SITUATION

'Sandy Steps' is located on Tywarnhayle Road, a pleasant residential street centrally located for the town with a commanding and elevated position and boasting fabulous views over Perranporth.

Perranporth is a popular north coast resort boasting a stretching shore of around 3 miles of sandy beach and is renowned for its excellent surfing, the Chapel Rock landmark and links golf course. The town provides a range of shopping, schooling and banking facilities, together with a wide variety of restaurants, bars and other leisure amenities. The cathedral city of Truro is approximately 8.5 miles distant. From Perranporth the coastal footpath meanders southwards towards St. Agnes whilst to the north lies Holywell Bay. From Truro there is a main line railway station connecting with London Paddington whilst Newquay Airport has a number of national and international flights.



ACCOMMODATION

In brief, the accommodation comprises of an inviting entrance hall with staircase rising to the first floor, principle living room with a boot room/ office off, dining room opening through to a modern sleek kitchen, utility room and downstairs family bathroom. To the first floor via the split level landing is a shower room and four bedrooms with the master enjoying an en-suite shower room.

OUTSIDE

Externally the property enjoys relatively low maintenance outside tiered gardens and patios with the front garden laid to artificial grass with natural flower and shrub borders, a further raised paved patio to the immediate front of the property to take in the far reaching, wonderful views and access to either side leading to the rear. The rear garden is predominantly paved with a block build secure and dry store, water tap and external shower (for sandy feet, wetsuits/ boards and suchlike). Also a rear pedestrian gateway for ease of access to the beach. Underneath the property is a large cellar making for an ideal storage area.

To the front of the property there is a garage and car parking.

SERVICES

Mains drainage, electricity and metered water are connected. Oil central heating with external boiler. Broadband: Basic up to 16 Mbps and Superfast up to 61 Mbps (Ofcom). Mobile phone: 02, Vodafone, Three and EE are likely (Ofcom). Council Tax Band - Business rates/ awaiting rating (Previously D). Flood Risk - Very Low. Listed Building - No. Conservation Area - No. Satellite and Fibre: BT and Sky available.

VIEWINGS

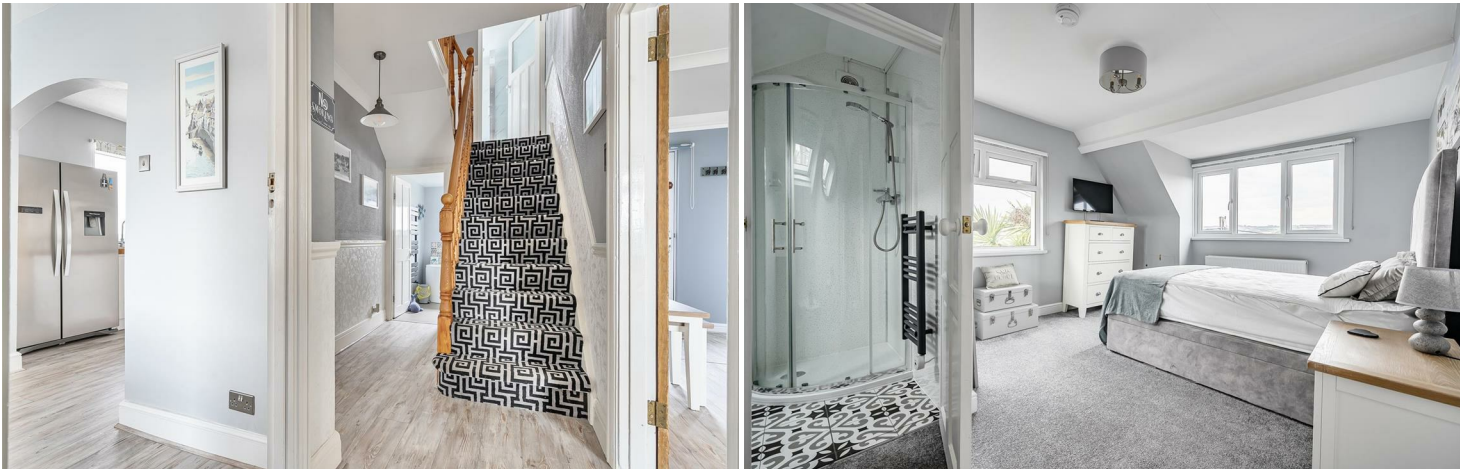
Strictly and only by prior appointment via Stags Truro office.

DIRECTIONS

From the main lower carpark in Perranporth just off Beach Road, proceed away from the shoreline along Beach Road and continuing onto St Georges Hill passing Hanover Close on your right hand side. Take the next turning on the right into Lower Tywarnehayle and continue straight up the hill where the property will be found straight ahead identified by a stags for sale sign. Note the postal address is Tywarnehayle Road however the vehicle approach and front of the property is via Lower Tywarnehayle.

AGENTS NOTE

The property has been a holiday home and as such the contents is available by negotiation. A full itinerary will be made available to interested parties upon request.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

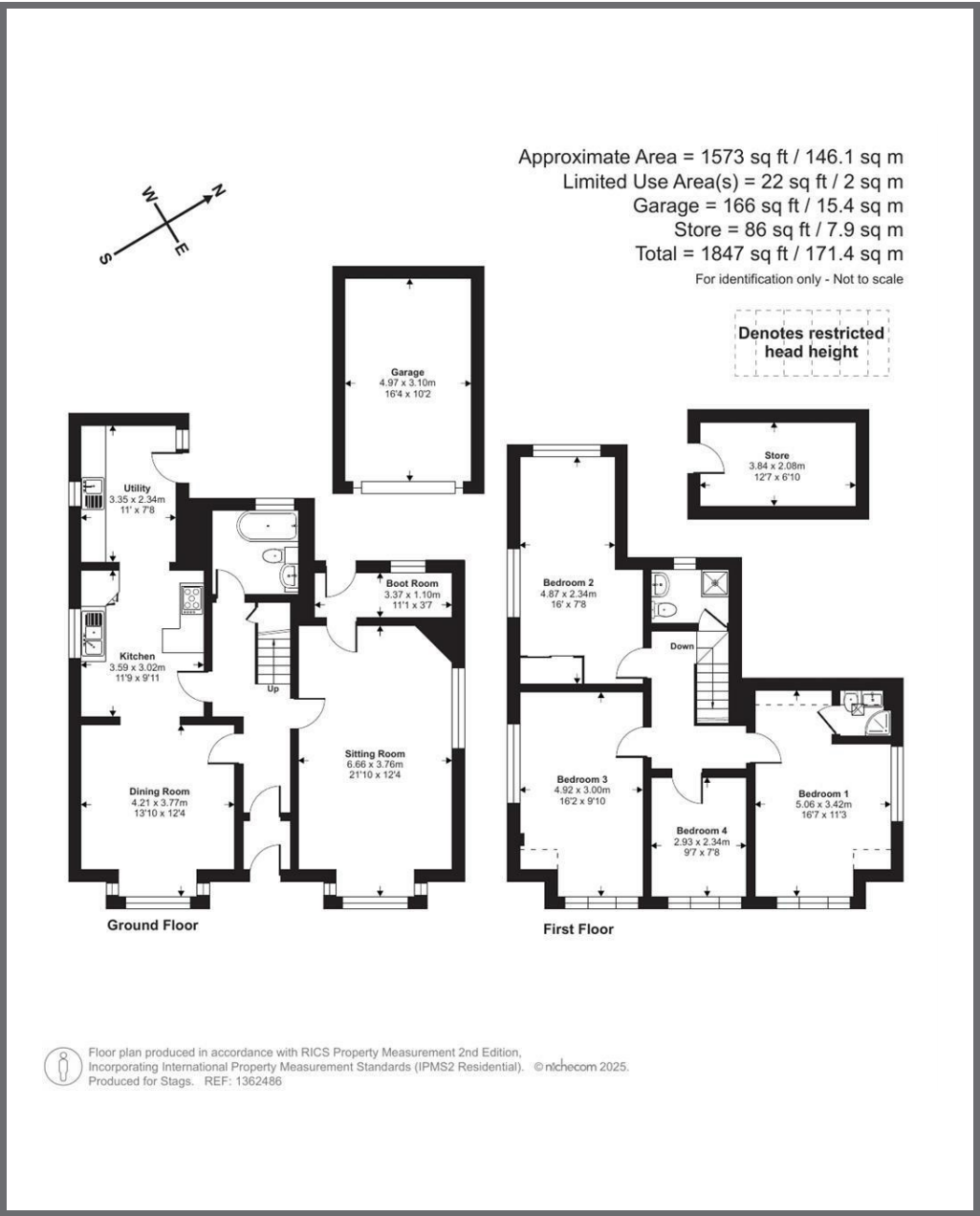


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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