



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8755

Guide £395,000

7 Tregundy Court,
Perranporth, Cornwall, TR6 0DT

LEASEHOLD
(Residue of 999 year lease plus share of freehold)

View from apartment



A spectacularly positioned 2 double bedroomed first floor apartment enjoying an incredible frontline seaside location with outstanding views over the Atlantic Ocean, along Perranporth Beach and Perran Sands towards Ligger Point and Gull Rock. Ideal as either a main or coastal second home with the benefit of parking and garaging, just a short stroll from a wonderful golden sand beach and town centre amenities.





SUMMARY OF ACCOMMODATION

Hall, kitchen/dining room, sitting room, 2 double bedrooms both with fitted wardrobes, family shower room.

Outside: covered entrance, communal drying area, single garage with power and light connected, parking.

DESCRIPTION

The availability of 7 Tregundy Court represents a rare and exciting opportunity to acquire a spectacularly situated first floor apartment which occupies an incredible elevated location on the Droskyn Headland commanding jaw dropping views out to sea and across Perranporth Beach to Perran Sands, Ligger Point and Gull Rock.

Constructed we understand in 1971, it is one of just eight apartment with No. 7, the original show apartment, occupying arguably the most enviable position being one of the four first floor apartments which enjoy the best views possible.

The property has been much improved by the current owner and presents in lovely order inside and in addition there have been significant improvements to the outside and communal areas with recent repainting, attractive new stainless steel railings with plate glass balustrade with new resin bonded walkway leading to the property significantly improving its appearance.

Inside the apartment, the property is double glazed with recent additional of extra insulation, heated with excellent Aeroflow German electric wall heaters with tastefully decoration throughout which needs to be seen first hand to fully appreciate as do the views which are mesmerising and far better than the camera lens can portray.

The accommodation includes a lovely kitchen/dining room with Rangemaster Toledo electric range plus space for 4/6 seater dining table. This room opens out into a generous sitting room with a huge picture window looking out to sea, the surf of Perranporth Beach and far along the golden sands to Penhale, Ligger Point and Gull Rock in the distance. There are two good sized double bedrooms, one of which has excellent sea views both with fitted wardrobes plus a smart recently refitted shower room with oversized shower.

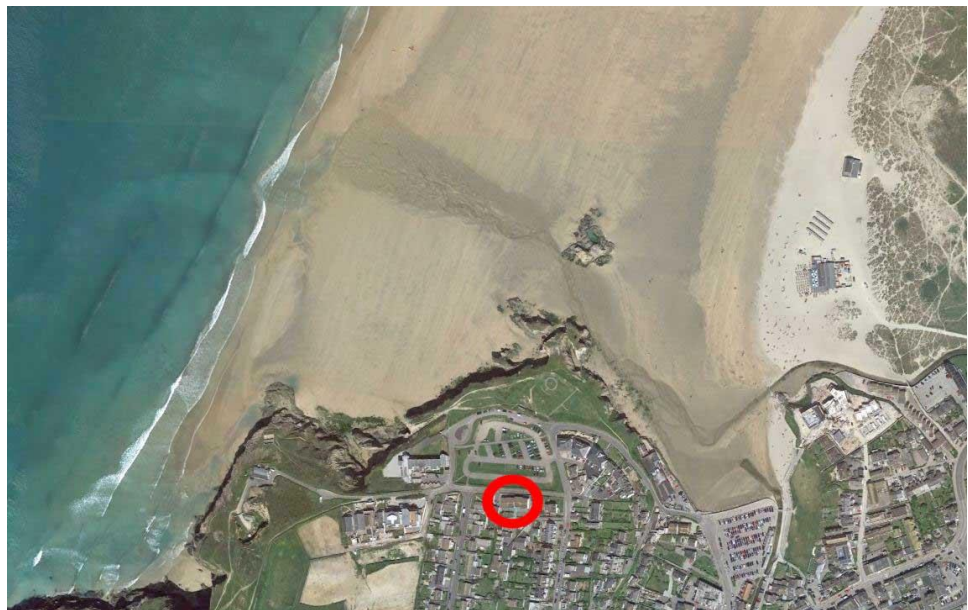
A particular feature of the property is that it has both the benefit of a garage (with power and light connected) and parking within the communal car park.

The property has been used as a full time home by the current owners and when they vacated it has been tenanted on an Assured Shorthold Tenancy and whilst there is a restriction against commercial holiday letting we would envisage the property making a fantastic send home/coastal holiday bolthole.

All in all, a wonderfully positioned coastal apartment in a fantastic frontline location just a short stroll from the beach and also all of the amenities of the bustling coastal town of Perranporth with a multitude of shops, cafes, pubs and restaurants. Early viewing is advised to avoid disappointment.

LOCATION

7 Tregundy Court enjoys an elevated, superb position within Perranporth which is an extremely popular north coast small town with one of the largest sandy beaches in Cornwall. Water sports are obviously the main pastime with surfing, kayaking, bodyboarding and kite surfing all taking



place in front of the apartment. The entirety of Perranporth beach is around 2 miles long making it a fantastic place to walk dogs at low tide, although there are clifftop walks around the area along the South West Coast Path. There are obviously many other activities on hand, including a links golf course within walking distance of the property.

Perranporth and the nearby town of St Agnes, to the south west, offer a useful selection of local shops and other amenities adequate for most day to day needs, whilst the cathedral city of Truro (15 minutes' drive) is Cornwall's foremost shopping and commercial centre with both state and private schooling. The A30 is around 5 miles away, making this area most accessible for fast access to Plymouth and Exeter and onwards to the M5 motorway. There is a mainline rail link at Truro on the Penzance to Paddington line (London around 4½ hours travelling time), whilst Cornwall Airport Newquay at St Mawgan provides flights to London and many internal and international destinations.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

From tarmacadam parking area a walkway and steps ascend to:-

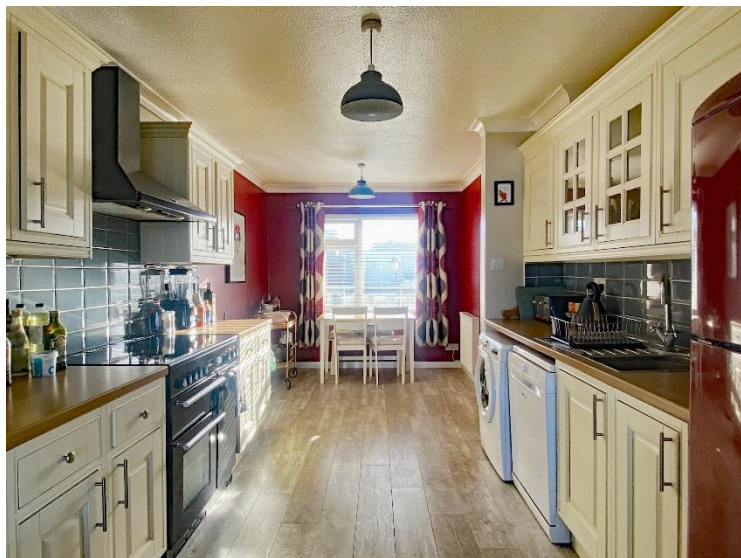
PART COVERED ENTRANCE. Half double glazed entrance door into:-

ENTRANCE HALL. High level cupboard housing an electricity fuse box, inset downlights, loft hatch, cloaks cupboard with slatted shelving. Doors into:-

KITCHEN / DINING ROOM. Separated into two distinct areas.

KITCHEN. Fitted on two sides with a comprehensive range of base and eye level cupboards with wood effect roll edged worksurface over with Franke stainless steel sink and integrated drainer with swan necked chrome mixer tap over, subway tiled splashbacks, Rangemaster Toledo electric range with Rangemaster extractor hood over, space and plumbing for washing machine, space and plumbing for dryer. Directional downlights.

DINING AREA. Space for six seater dining table, double glazed window to front. Aeroflow German electric heater.



SITTING ROOM – 12'9" x 12'7". Double glazed picture window enjoying incredible views across Perranporth Beach to Perran Sands and Penhale in the distance, the dunes and Perranporth Golf Club and across the beach and out to sea. Aeroflow German electric wall heater, TV aerial point, telephone point.



BEDROOM 1 – 12'7" x 9'11". Double glazed picture window enjoying incredible views across Perranporth Beach to Penhale and Perran Sands, and out to sea, a jaw dropping vista. Fitted wardrobes with hanging rails and shelving, further high level storage cupboards. Aeroflow German electric wall heater.



SHOWER ROOM / WC. Fitted with contemporary white sanitaryware including a low flush wc with concealed cistern, base mounted cabinet with wash hand basin and chrome mixer tap, wall mounted cupboard with mirror and integrated light, oversized shower cubicle with Mira Sport shower and Mila shower seat and handrail. Chrome heated ladder style towel rail, extractor fan, tiled flooring.



BEDROOM 2 – 10'7" x 9'11". Double glazed window to front, Aeroflow German electric heater, fitted wardrobes with hanging rail and shelving, high level storage cupboard.

OUTSIDE

GARAGE – 15'4" x 8'3". Power and light connected. Car parking space for one vehicle outside.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR6 0DT.

SERVICES – Mains water, drainage and electricity. For Council Tax see www.mycounciltax.org.uk.

DIRECTIONS – Proceed to the seafront in the heart of Perranporth and, with the public car park on your right hand side, continue straight on up the hill to the left of the beach. At the top of the hill follow the road around to the left passing the car park on your right hand side and after passing the sea facing side of Tregundy Court taking the next turning right in between two high stone walls which will lead you to the parking and garaging. From the parking area cross the gangway and No. 7 will be found on the left hand side.

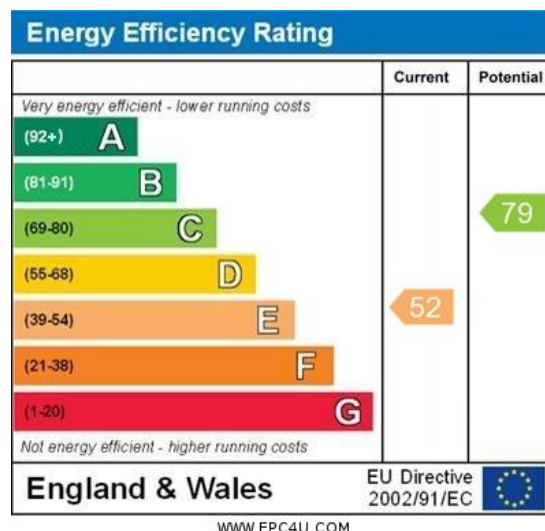
AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

TENURE AND POSSESSION – Leasehold. The freehold is owned equally by the leaseholders $\frac{1}{8}$ share each. The property is to be sold with a share of the freehold. The current ground rent is £10 per annum. The current maintenance charge is £920 per annum, this includes buildings insurance, building external maintenance, window cleaning, gardening, etc. The Managing Agent is Belmont Property Management.

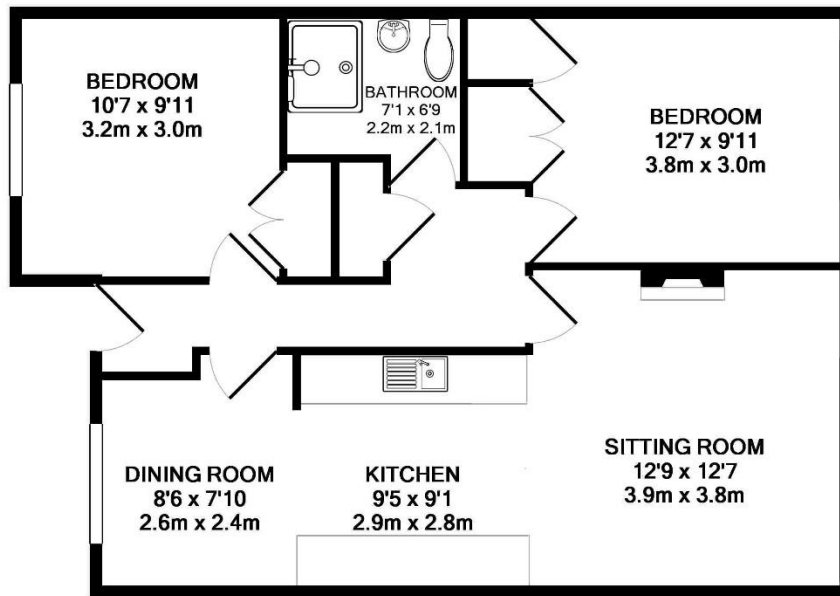
OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

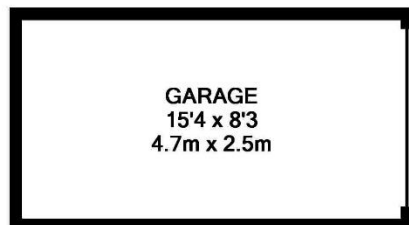


GROUND FLOOR
APPROX. FLOOR
AREA 701 SQ.FT.
(65.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019



EXTERNAL
APPROX. FLOOR
AREA 127 SQ.FT.
(11.8 SQ.M.)

