



**Budnic Estate**

**Perranporth**

**TR6 0DB**

**Guide Price £350,000**

- NO ONWARD CHAIN
- SEVERAL OWNED SOLAR PANELS
- THREE WELL PROPORTIONED BEDROOMS
- OFF ROAD PARKING
- PRC CERTIFICATE AVAILABLE
- WITHIN WALKING DISTANCE TO LOCAL BEACH
- SYMPATHETICALLY RENOVATED
- DOUBLE GLAZED THROUGHOUT
- SECTION 157 RESTRICTION
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 839.58 sq ft



#### PROPERTY DESCRIPTION

Millerson Estate Agents are proud to present this exceptionally well-presented three-bedroom end-of-terrace home, situated in one of the area's most desirable and sought-after residential locations. Stylishly modernised throughout to a high standard, this superb property effortlessly combines contemporary living with character charm, offering the perfect opportunity for buyers seeking a ready-to-move-into home.

Upon entering, you are immediately welcomed by a bright and spacious open-plan kitchen/diner, designed with both practicality and social living in mind. The modern kitchen features ample worktop space and sleek cabinetry, while the adjoining dining area creates the ideal setting for family meals or entertaining guests. A separate utility room provides essential additional storage and appliance space, helping to keep day-to-day life running smoothly.

The heart of the home is the inviting lounge, where a fully functional log burner set upon a slate hearth creates a warm and cosy atmosphere, perfect for relaxing evenings. The ground floor is further enhanced by a convenient cloakroom, adding extra functionality to this already impressive space.

Upstairs, the property continues to shine with three generously sized bedrooms, each beautifully finished and filled with natural light. The luxury family shower room has been thoughtfully designed and features a waterfall power shower.

Step outside and you'll find a surprisingly spacious and private rear garden, mostly laid to lawn, offering the perfect backdrop for summer barbecues, family playtime, or tranquil moments in the sun. A charming summer house with power connected opens exciting possibilities, as a home office, art studio, gym, or peaceful retreat. To the front, off-road parking adds yet more convenience.

This impressive home is connected to mains water, electricity, and drainage, and boasts several owned solar panels, offering a fantastic boost to energy efficiency and long-term savings. It falls within Council Tax Band A, making it an incredibly cost-effective choice for homeowners.

Please note, the property is subject to a Section 157 restriction, meaning it is available exclusively to purchasers who have resided in Cornwall for a minimum of three continuous years.

This property is a repaired Cornish Unit, however, we have been made aware that it is mortgageable and hold a valid PRC certificate.

Viewings are highly recommended to appreciate all this home has to offer.

#### LOCATION

Nestled along Cornwall's stunning north coast, Perranporth is a vibrant seaside village renowned for its breathtaking natural beauty, relaxed coastal lifestyle, and strong sense of community. At its heart lies a magnificent three-mile sandy beach, backed by rolling dunes and dramatic cliffs, perfect for surfing, sunbathing, coastal walks, or simply soaking up the panoramic sea views. The village itself offers a fantastic range of local amenities, including independent shops, cafés, traditional pubs, and restaurants, all within walking distance of the beach. Families are well-catered for with nearby schools and community facilities, while excellent transport links provide easy access to Truro, Newquay, and the A30.

#### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

#### ENTRANCE

uPVC double glazed door leading into:

#### KITCHEN/DINER

Skimmed ceiling. Dual-aspect double-glazed windows. Built-in larder space. A range of matte-finished soft-close storage cupboards and drawers. Splashback tiling. Integrated oven with four-ring electric hob and extractor hood. Space for an under-counter washing machine and fridge-freezer. Ceramic wash basin with detachable hose and drainage board. Multiple plug sockets. Telephone point. Electric panel heater. Skirting. Laminated wood flooring.

#### LOUNGE

Skimmed ceiling. Double-glazed window to the rear aspect. Under-stair storage cupboard. Carbon monoxide alarm. Beautiful, fully functional log burner with slate hearth. Electric panel heater. Television point. Multiple plug sockets. Skirting. Laminated wood flooring. Double doors leading into the rear garden.

#### CLOAKROOM

Skimmed ceiling. Extractor fan. Wash basin with mixer tap. W.C. Skirting. Laminated wood flooring.

#### UTILITY ROOM

Double-glazed window to the side aspect. Consumer unit. Wash basin with mixer tap. Space for fridge-freezer, under-counter washing machine, and tumble dryer. Multiple plug sockets. Skirting. Vinyl flooring. Door leading out onto the rear garden.

#### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Access into a partially boarded loft space. Skirting. Vinyl flooring.

#### BEDROOM ONE

Skimmed ceiling. Double glazed window to the front aspect. Built-in storage cupboard, which houses the hot water cylinder. Electric panel heater. Multiple plug sockets. Skirting. Laminated wood flooring.

#### BEDROOM TWO

Skimmed ceiling. Double glazed window to the rear aspect. Electric panel heater. Multiple plug sockets. Skirting. Laminated wood flooring.

#### SHOWER ROOM

Skimmed ceiling. Recessed spotlights. Extractor fan. Frosted double glazed window to the rear aspect. Walk-in double cubicle with waterfall shower head, splash back tiling and matte tray. Shaving point. Vanity wash basin with mixer tap and storage underneath. Heated towel rail. W.C. Skirting. Vinyl flooring.

#### BEDROOM THREE

Skimmed ceiling. Double glazed window to the front aspect. Electric panel heater. Multiple plug sockets. Skirting. Laminated wood flooring.

#### EXTERNALLY

#### GARDEN

Step outside and you'll find a surprisingly spacious and private rear garden, mostly laid to lawn, offering the perfect backdrop for summer barbecues, family playtime, or tranquil moments in the sun. A charming summer house with power connected opens exciting possibilities, as a home office, art studio, gym, or peaceful retreat. To the front, off-road parking adds yet more convenience.



### SERVICES

This impressive home is connected to mains water, electricity, and drainage, and boasts several owned solar panels, offering a fantastic boost to energy efficiency and long-term savings. It falls within Council Tax Band A, making it an incredibly cost-effective choice for homeowners.

### AGENTS NOTE

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This property is a repaired Cornish Unit, however, we have been made aware that it is mortgageable and hold a valid PRC certificate.

### MATERIAL INFORMATION

Verified Material Information  
 Council Tax band: A  
 Tenure: Freehold  
 Property type: House  
 Property construction: Standard construction  
 Energy Performance rating: C  
 Electricity supply: Mains electricity  
 Solar Panels: Yes  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Room heaters only is installed.  
 Heating features: Double glazing and Wood burner  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
 Parking: Driveway and Off Street  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No

Long-term area flood risk: No  
 Historical flooding: No  
 Flood defences: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: None  
 Coal mining area: No  
 Non-coal mining area: Yes  
 All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.  
 The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

Millerson Estate Agents  
5-6 Market Street  
St Austell  
Cornwall  
PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

T: 01726 72289

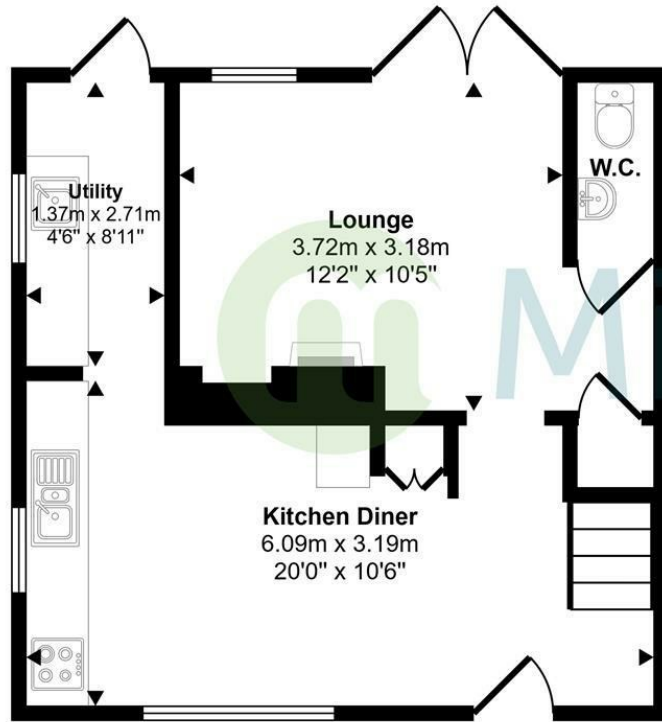
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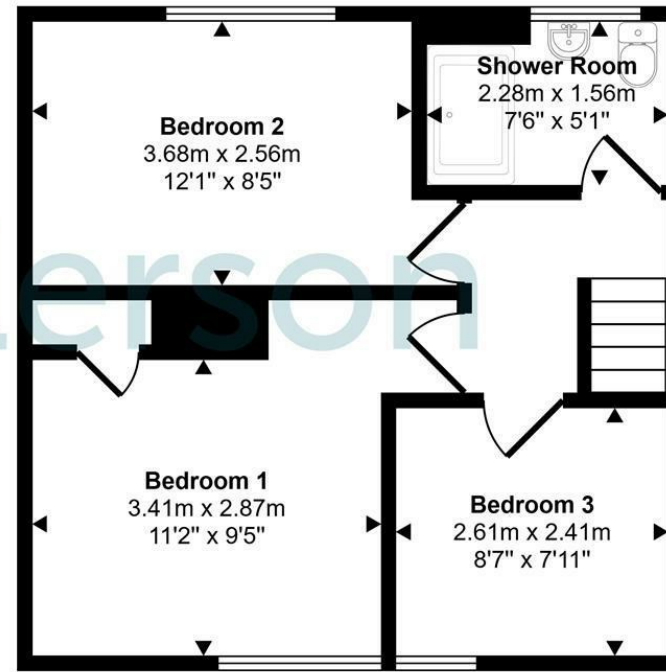
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Approx Gross Internal Area  
75 sq m / 804 sq ft



Ground Floor

Approx 37 sq m / 398 sq ft



First Floor

Approx 38 sq m / 406 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>89</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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