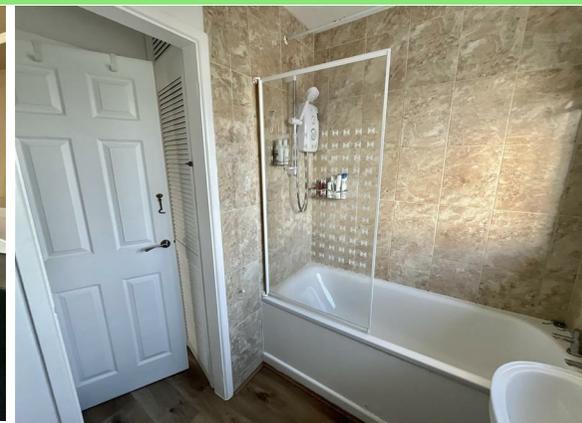




Poplars Court  
St Georges Hill  
Perranporth  
TR6 0LT

Guide Price £200,000

- NO ONWARD CHAIN
- PERFECT FIRST HOME
- IDEAL INVESTMENT WITH EXPECTED RENTAL INCOME OF £1,100 PCM
- RENT YIELD OF 6.6%
- TWO WELL PROPORTIONED BEDROOMS
- BEING SOLD FULLY FURNISHED
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CLOSE TO LOCAL BEACHES
- COMMUNAL GARDENS
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Leasehold

Council Tax Band - B

Floor Area - 495.14 sq ft



#### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring to the market this deceptively spacious two-bedroom first-floor apartment, ideally located within the heart of the ever-popular coastal town of Perranporth. Being offered to the market with no onward chain, this property represents a superb opportunity for a variety of purchasers, including first-time buyers looking to take their first step onto the property ladder, those seeking a conveniently positioned coastal home, or investors looking to secure a strong and reliable addition to their portfolio. With a potential rental income of approximately £1,100 per calendar month, the property offers an attractive gross yield of around 6.6%, making it a particularly appealing prospect for buy-to-let investors. The apartment further benefits from the security of a long lease, with a 999-year lease having been granted in 1984.

The accommodation is well laid out and enjoys a light and airy feel throughout. Upon entering the property, you are welcomed by a bright entrance area which sets the tone for the rest of the apartment. This leads through to the generous open-plan kitchen, living and dining area, a versatile and sociable space designed to suit modern living. The kitchen is well arranged and provides ample room for essential appliances and storage, while the living and dining area offers plenty of space for both relaxation and entertaining guests.

The property also benefits from two well-proportioned bedrooms, both of which provide comfortable accommodation and flexibility depending on a buyer's needs, whether used as bedrooms, guest rooms or even a home office. Completing the internal accommodation is a well-equipped bathroom, fitted with the necessary fixtures and designed to serve the property with practicality and comfort.

Externally, the development enjoys the benefit of communal gardens, offering a pleasant outdoor environment for residents to enjoy. The property also benefits from access to a communal car park, with the apartment itself having the significant advantage of two allocated parking spaces, a particularly valuable feature in such a central location.

The property is connected to mains water, electricity and drainage, and falls within Council Tax Band B.

#### LOCATION

Perranporth is a vibrant and highly sought-after coastal town on the north coast of Cornwall, renowned for its relaxed seaside lifestyle and breathtaking natural surroundings. At the heart of the town lies its expansive three-mile stretch of golden sandy beach, a favourite destination for surfers, walkers and families alike, offering dramatic Atlantic views and stunning sunsets throughout the year. The town itself provides an excellent range of everyday amenities including independent shops, cafés, restaurants, pubs and convenience stores, as well as a supermarket, post office, doctors' surgery and a well-regarded primary school. Perranporth is also home to a popular golf club set atop the clifftops, offering spectacular coastal views. The South West Coast Path runs directly through the area,

providing countless opportunities for scenic walks and outdoor pursuits. Despite its peaceful coastal setting, the town remains well connected, with the cathedral city of Truro located approximately nine miles away, offering a wider selection of retail outlets, dining options, secondary schools and mainline rail links. Combining a welcoming community, excellent amenities and one of Cornwall's most impressive beaches, Perranporth continues to be a highly desirable place to live and visit.

#### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE

uPVC door leading into

#### KITCHEN/LOUNGE/DINER

Smoke alarm. Dual-aspect double-glazed windows. Consumer unit. A range of wall- and base-mounted storage cupboards and drawers providing ample worktop space. Splashback tiling. Electric oven with a four-ring hob and extractor hood over. Stainless steel sink with drainer. Space for an under-counter washing machine and a fridge freezer. Electric heater. Television point. Telephone point. Multiple plug sockets. Skirting boards. Vinyl flooring. Doors leading into:

#### BATHROOM

Access to a partially boarded loft space. Extractor fan. Frosted glass window to the side aspect. Built-in storage cupboard housing the hot water cylinder. Splashback tiling. Electric shower over the bath. Wash basin. W.C. Skirting boards. Vinyl flooring.

#### BEDROOM ONE

Double-glazed window to the rear aspect. Electric heater. Multiple plug sockets. Skirting boards. Carpeted flooring.

#### BEDROOM TWO

Double-glazed window to the rear aspect. Multiple plug sockets. Skirting boards. Carpeted flooring.

#### EXTERNALLY

#### GARDEN

The development enjoys the benefit of communal gardens, offering a pleasant outdoor environment for residents to enjoy

#### PARKING

The property also benefits from access to a communal car park, with the apartment itself having the significant advantage of two allocated parking spaces, a particularly valuable feature in such a central location.

#### TENURE

The apartment further benefits from the security of a long lease, having been granted a 999-year lease in 1984, and is subject to an annual service charge of £1,032.84.



### SERVICES

The property is connected to mains water, electricity and drainage, and falls within Council Tax Band B.

### AGENTS NOTE

Please note that, in accordance with the lease, the property may be let out on a standard residential tenancy, but holiday letting is not permitted.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 957 years remaining (999 years from 1984)

Service charge: £1032.84 pa

Lease restrictions: See lease

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: None

Broadband: ADSL copper wire

Mobile coverage: O2 - Great, Vodafone - Good, Three - Great, EE - Good

Parking: Allocated

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

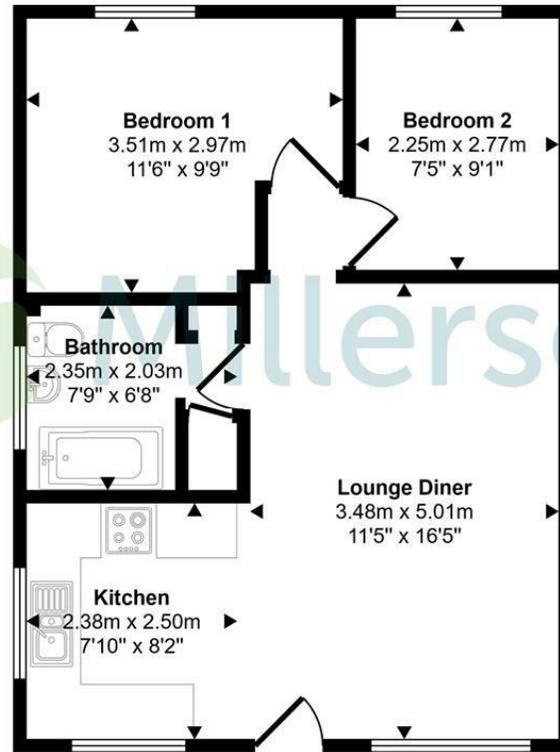
Non-coal mining area: Yes

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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.



Approx Gross Internal Area  
47 sq m / 504 sq ft



Floorplan

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) A			
(81-91) B			
(69-80) C			79
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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

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