



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Flat/Apartment

Asking Price

£249,950

Located in

Perranporth

## NEARBY PERRANPORTH BEACH



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# St. Pirans Parade

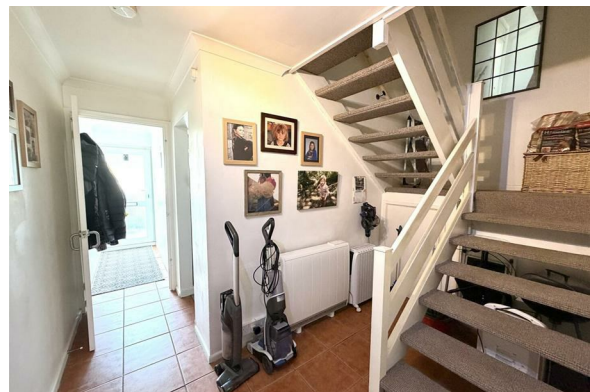
Perranporth | | TR6 0BL



Situated just back from the famous long sandy beach at Perranporth and in a convenient and central location, this spacious first floor duplex apartment offers two double bedroomed accommodation, living room with a feature wood burning stove, and a private parking space

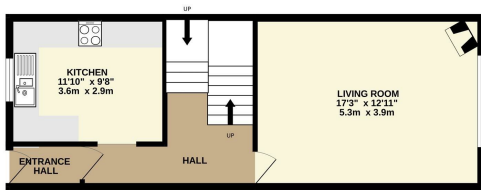
# St. Pirans Parade

£249,950 Leasehold

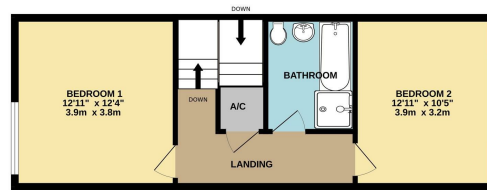


- Located In The Heart Of This Seaside Town
- Two Double Bedrooms
- Living Room With Wood Burner
- Private Parking Bay
- First Floor Apartment
- Surfers And Dog Walkers Paradise
- A Modern First Floor Duplex Design
- Large Kitchen And Bathroom
- Replacement Electric Radiators

GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Council Tax Band B

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	67
(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	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com