# camel

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**VIEWINGS:** Strictly by appointment only with Camel Homes, Perranporth.

#### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a

#### **DATA PROTECTION ACT 2018**

Please note that all personal information provided by customers wishing to receive information and/ or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.









Sat Nav:- TR4 9NZ

What3Words:-///published.browser.marsh For further help with directions please contact the office on 01872 571454



1ST FLOOR 472 sq.ft. (43.9 sq.m.) approx.











# camel H O M E S

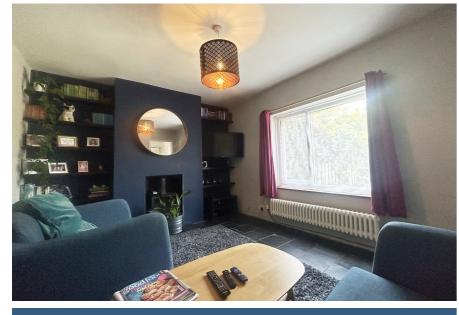


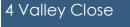
4 Valley Close

Perranwell, Goonhavern

Freehold

# camel H O M E S





Perranwell, Goonhavern, TR4 9NZ



#### PROPERTY DESCRIPTION & SURROUNDING AREA

Camel Homes are delighted to offer this opportunity to own a charming and spacious 3bedroom semi-detached house on the outskirts of the village of Goonhavern. This remarkable property not only offers spacious living areas but also boasts a generous garden, making it an ideal choice for families, couples, or individuals seeking a peaceful and secluded

Upon entering, you'll be captivated by the warm and inviting atmosphere that permeates throughout the home. The well-designed living spaces provide a perfect blend of comfort and functionality, with a comfy snug/sitting room and a more family orientated, open plan living room that leads to the kitchen/breakfast room and diner.

The kitchen is a true focal point of the house, featuring modern appliances and ample storage options. It is a spacious area that along with the dining room makes it great family living as well as entertaining. On the ground floor you will also find the family bathroom.

Upstairs, you will find three generously sized bedrooms. The master of which offers an ensuite shower room and all three benefit from storage or wardrobe space.

One of the standout features of this property is the expansive garden that surrounds the house on three sides. Step outside the back door and you will be greeted by a tranquil plot that combines a suntrap patio and large lawned area. The gardens are perfect for sitting peacefully or for garden parties.

Perranwell is located on the outskirts of Goonhavern, a village that offers day to day amenities such as a small supermarket, post office, hair dressers, garden centre with restaurant and a popular pub/restaurant. The village also benefits from its close proximity to Perranporth and the stunning beaches and coastline on offer. The location is also perfect for those needing to travel to Newquay, Truro or have access to the A30.

#### **PROPERTY ACCOMMODATION**

Principal accommodation comprises (all dimensions are approximate):

4'11 x 3'8 (1.50m x 1.12m)

### **Entrance Hall**

6'5 x 3'5(1.96m x 1.04m)

#### Snug/Sitting Room

12' x 10'5 (3.66m x 3.18m)

#### Bathroom 6'6 x 5'5 (1.98m x 1.65m)

Living Room

## 15'1 x 11'1 (4.60m x 3.38m)

Kitchen/Breakfast Room

## 16'5 x 8'0 (5.00 x 2.44)

**Dining Room** 

#### 9'11 x 9'3 (3.02m x 2.82m

Landing

#### Master Bedroom 13'3 x 10'7 (4.04m x 3.23m)

**En-Suite Shower Room** 

5'11 x 5'5 (1.80m x 1.65m)

#### **Bedroom Two**

15'1 x 9'7 (4.60m x 2.92m) **Bedroom Three** 

#### 9'7 x 8'1 (2.92m x 2.46m) Gardens and Parking

The property offers extensive gardens that are laid out to three sides of the house. From the back door there is a suntrap patio area with large storage shed and raised flower beds. This in turn leads to the lawned areas of the garden. The whole plot is enclosed and there are two gates, one leading to the parking area and another to the lane that leads you out to Perranwell Road. From here you can walk into Goonhavern or down to the walk/cycle trail,

which you can take all the way into Perranporth.

- **EXTENSIVE SEMI-DETACHED** HOUSE
- THREE DOUBLE BEDROOMS
- TWO/THREE RECEPTION ROOMS
- LARGE ENCLOSED GARDENS
- **PARKING FOR FOUR CARS**
- **PEACEFUL SETTING**
- **CLOSE TO LOCAL AMENITIES**
- **DOUBLE GLAZED**
- **COUNCIL TAX BAND B**
- EPC E











