

camel H O M E S

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Perranporth

Cornwall

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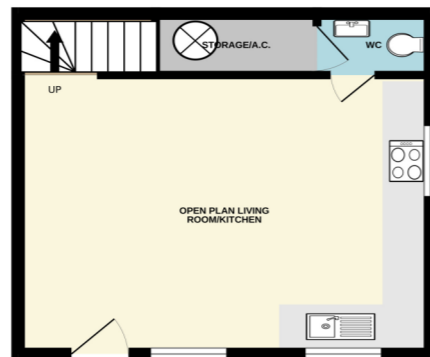


Directions:-
Sat Nav: TR4 9JL

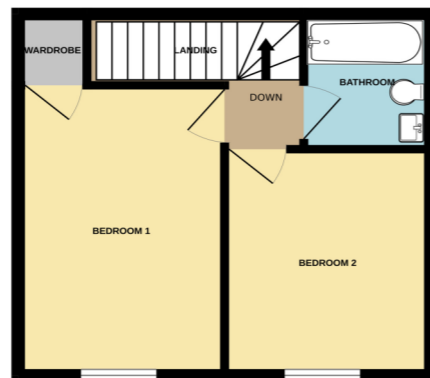
what3words: ///scouts.passwords.snapping

For further help or information on finding the property, please contact Camel Homes.

GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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3, The Old Post Office
Goonhavern TR4 9JL

Leasehold

Camel Estate Agents is the trading name of Shilbury Limited
Registered in England and Wales No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling





3, The Old Post Office
Goonhavern TR4 9JL



PROPERTY DESCRIPTION & SURROUNDING AREA

Offered with no ongoing chain, this spacious two-double-bedroom maisonette is situated in the heart of Goonhavern.

Built in 2017, the property is ideal for first-time buyers aiming to step onto the housing ladder. It is also well-suited for those seeking to downsize to a property in a level location and close to shops.

The accommodation includes the open-plan living room/kitchen/diner, a ground-floor WC with additional storage, and two double bedrooms with a bathroom on the first floor.

Outside the property, you will discover an allocated parking space along with guest parking.

Goonhavern presents an ideal setting for those seeking the charm of village life while requiring convenient access to Truro or the A30. Positioned centrally within the county, you are just a short distance away from numerous coastal resorts like Perranporth or Newquay.

The village provides a range of amenities for your daily needs, including a shop/post office, hairdressers, school, public house with restaurant, and a large garden centre with another popular restaurant. Additionally, there's a kids' play park and a recently constructed cycle path that leads to the coastal resort of Perranporth.

FIRST FLOOR

Open Plan Living Room/Kitchen/Diner
18'0" x 13'1" (5.49m x 3.99m)

W.C.
5'0" x 2'11" (1.52m x 0.89m)
With large understairs cupboard/Boiler Room

Landing

Bedroom One
13'7" x 9'0" (13'7" x 9'0")

Bedroom Two
10'7" x 9'1" (3.23m x 2.77m)

Bathroom
6'4" x 5'6" (1.93m x 1.68m)

Parking
Allocated Parking to the front of the property.

Lease Details
Lease Term: 993 remaining from 999 (Starting 2017)
Ground Rent and Service Charge: £300p.a.

- **TWO BEDROOM MAISONETTE**
- **LARGE OPEN-PLAN LIVING**
- **WELL FITTED KITCHEN AND BATHROOM**
- **CHAIN FREE**
- **DOUBLE GLAZED AND ELECTRIC HEATING**
- **CENTRAL VILLAGE LOCATION**
- **PERFECT FIRST TIME BUYER OR INVESTMENT PROPERTY**
- **ALLOCATED PARKING**
- **COUNCIL TAX - A**
- **EPC - C72**

