camel

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9 St Pirans Road

Perranporth

Cornwall

TR6 OBH

Tel - 01872 571454

sales@camelhomes.co.uk

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

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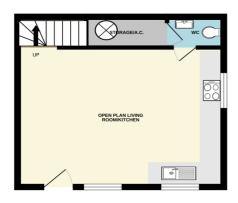




Sat Nav: TR4 9JL

what3words: ///scouts.passwords.snapping

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



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











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3, The Old Post Office Goonhavern TR4 9JL

Leasehold

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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 openplan living room/kitchen/diner, a groundfloor 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)

N.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 Detail:

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











