



camel
H O M E S

Glenburn

Perranwell Road
Goonhavern,
Cornwall TR4 9JL



Glenburn

Deceptively spacious four bedroomed detached chalet bungalow with garden, garage and large private driveway, conveniently located within easy walking distance of the village amenities in central Goonhavern.



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Perranwell Road, Goonhavern
TR4 9JL



Well-proportioned four bedroomed detached bungalow with front and rear gardens in central Goonhavern.



Generous living accommodation including living room, kitchen/breakfast room and large sun/dining room.



Detached garage/workshop and gated block-paved driveway with space for several vehicles.



Desirable central village location within easy level walking distance of the village shop, school and other local amenities.





The Property

Occupying a prominent position on Perranwell Road in the heart of the popular village of Goonhavern, near Perranporth, is this comfortable and deceptively spacious four bedroomed detached chalet bungalow.

The property offers well-proportioned living accommodation, including on the ground floor:- entrance hallway, living room with bay window, good-sized kitchen/breakfast room, recently refitted shower room, large sun room/dining room, utility/boiler room and two double bedrooms. Upstairs there is a third double bedroom with fitted wardrobes and Velux skylight, and an additional single bedroom. The property further benefits from oils-fired central heating and uPVC double glazing throughout.

Outside there are good-sized front and rear gardens, with the large gated block-paved driveway and detached single garage providing ample parking space.

Situation

Sitting just under two miles inland from the popular coastal resort of Perranporth on the north coast of Cornwall, the village of Goonhavern offers both community and convenience and is well-placed for deriving the best out of the Cornish lifestyle. In addition to its highly-rated local primary school, mini- supermarket and pub, the village boast a number of other amenities including



the superb garden centre complex with its diverse range of shops/services and the adjacent popular Bay Tree Restaurant. Beyond the village there is an excellent range of country footpaths and bridleways including the recently completed "Saint's Trail" cycle route linking the village to the famous coastal resort of Perranporth approximately two miles to the north.

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil-fired central heating.

Construction: Traditional block. Originally constructed in the 1930s, the property was subject to a significant rebuild in c.2009.

Council Tax Band: D

EPC: F - 24



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

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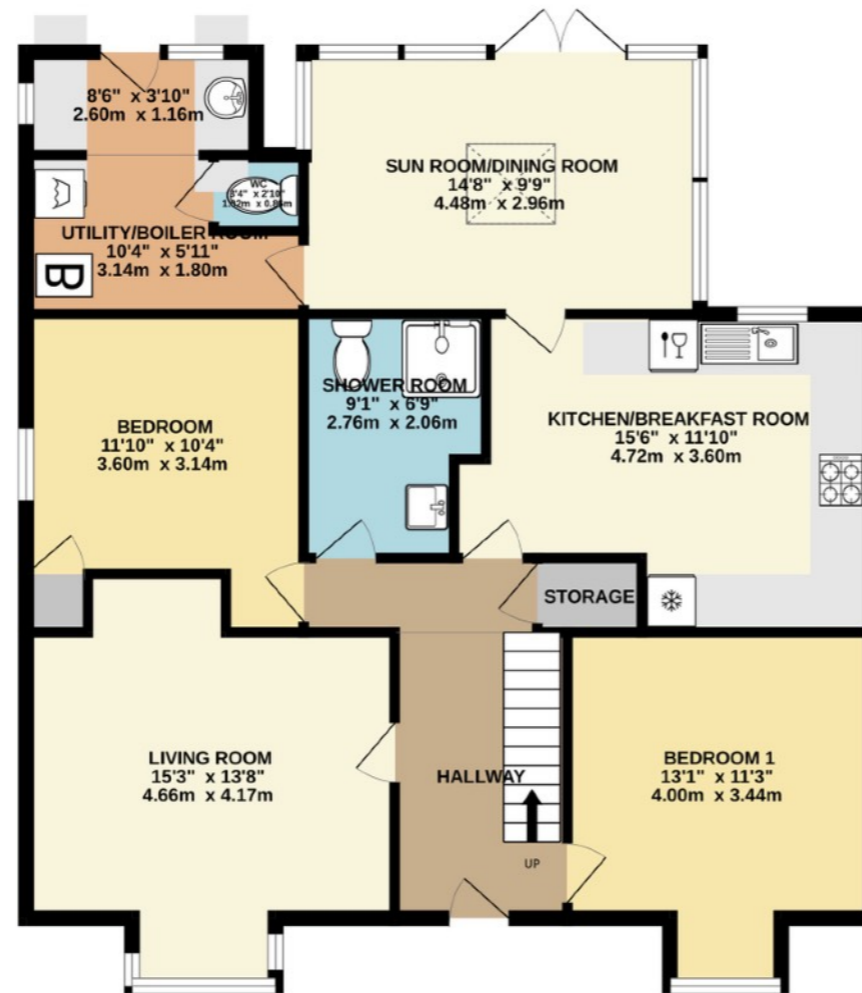
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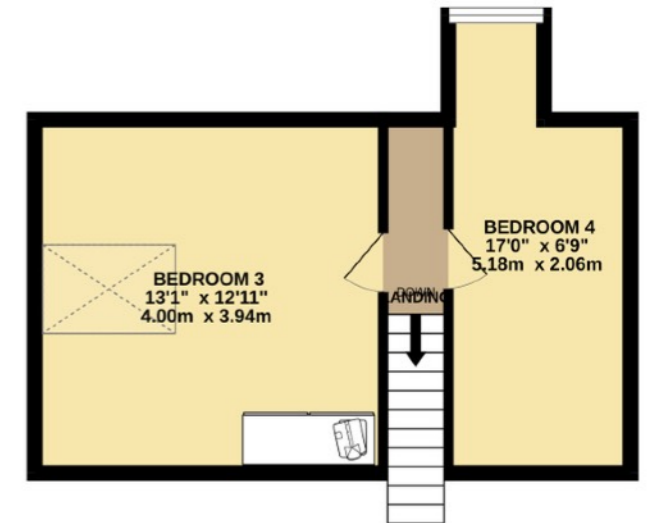
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GROUND FLOOR
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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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