



31 Wheal Albert Road

Goonhavern, TR4 9FF

Guide Price £385,000



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The Property and Location

A beautifully presented family home set on a corner plot with large gardens. The accommodation comprises a living room with a snug/study area, a well-fitted kitchen/diner complemented by French doors that lead out to the paved patio area, and a ground floor W.C. Ascending to the first floor, you'll discover three bedrooms, with the master enjoying the luxury of an en-suite shower room, while a family bathroom serves the other bedrooms.

The property is double-glazed throughout, and heating is provided by an electric heating system. Camel Homes believe early viewing is required to appreciate the overall presentation of the property, plot size, and location within the development.

Outside the property, in addition to the gardens, you will find a garage with driveway parking to the front and a pedestrian door to the gardens.

The village of Goonhavern is popular due to its proximity to the A30/A39, providing easy access to the capital city of Truro as well as the holiday town of Newquay. Both Newquay and Truro offer train stations, with Newquay also boasting an international airport. Perranporth is just a short drive away, and for those who prefer walking or cycling, they can take advantage of the newly constructed cycle trail leading down to Perran.

The village also benefits from a well-run local store with a post office, a public house/restaurant, a garden center with an additional restaurant, a school, and much more to cater to your day-to-day needs.

Entrance Hall

6'6" x 5'2" (1.98m x 1.57m)

W.C

4'7" x 3'1" (1.40m x 0.94m)

Living Room

16'0" x 14'11" (4.88m x 4.55m)
narrowing to 10'10"

Kitchen/Diner

16'0" x 12'9" (4.88m x 3.89m)
Narrowing to 9'4"

Landing

Master Bedroom

11'3" x 10'10" (3.43m x 3.30m)
Plus door recess of 4'10" x 2'11"

En-Suite Shower Room

7'11" x 4'10" (2.41m x 1.47m)

Bedroom Two

9'5" x 8'3" (2.87m x 2.51m)

Bedroom Three

9'5" x 7'6" (2.87m x 2.29m)

Family Bathroom

6'7" x 5'6" (2.01m x 1.68m)

Garage

17'1" x 8'6" (5.21m x 2.59m)

Parking

Driveway parking for two cars

Gardens

The gardens are set to the rear of the property and majority laid to lawn with a paved patio area and entrance into the garage. Due to the corner plot, this is a slightly larger garden than most.

Directions

Sat Nav: TR4 9FF

What3words: ///direct.skyrocket.handed

For further help please call Camel Homes.

Property Information

Age of Construction: 2016

Construction Type: Block (Assumed)

Heating: Electric

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C72

Tenure: Freehold

Agents Notes

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 property.

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.



Road Map



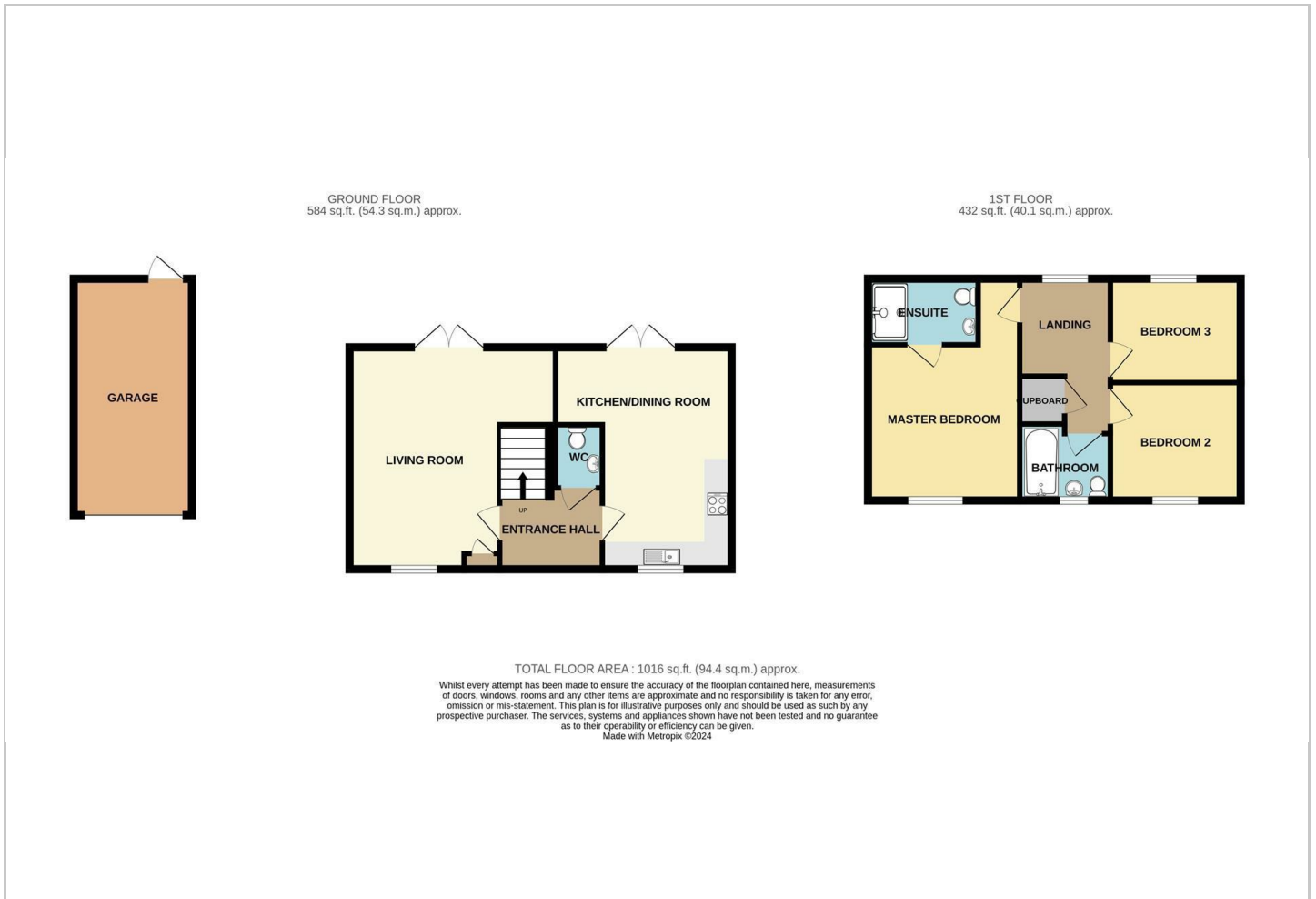
Hybrid Map



Terrain Map



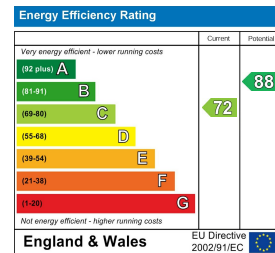
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.