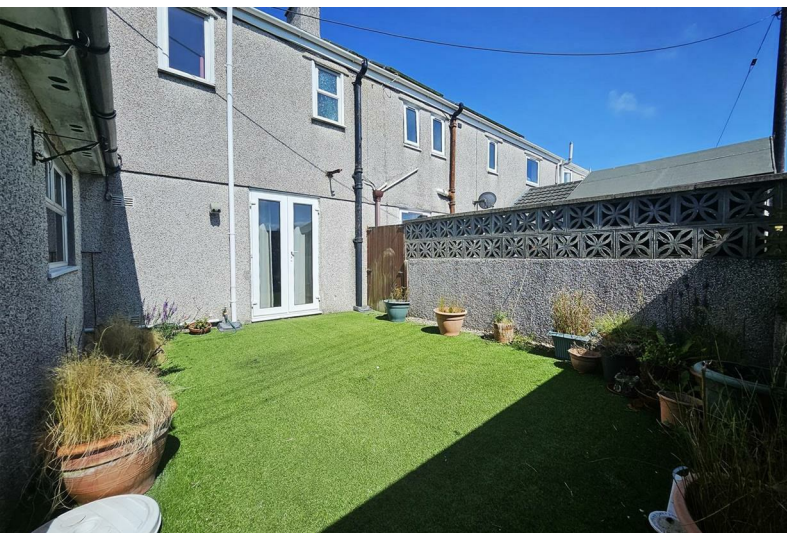




## 5 Bridge Road

Goonhavern, Truro, TR4 9PY

Guide Price £279,950



# 5 Bridge Road

Goonhavern, Truro, TR4 9PY

Guide Price £279,950



## The Property

Camels are delighted to bring to the market this CHAIN-FREE, two-bedroom, two-reception-room home located in a great, central, and level location within the village of Goonhavern.

The property has recently been decorated and is ready to move into. The accommodation for the home comprises a living room with French doors leading out to the rear gardens, a dining room that in turn leads into the kitchen/breakfast room, and to the rear of the kitchen, there is a porch with storage and a W.C. Upon reaching the first floor, you will find the bathroom and two double bedrooms.

The property is set on a large plot, with good-sized, gravelled, low-maintenance gardens to the front, as well as rear gardens with artificial grass. To the side, there is parking for two cars, which could be extended for more vehicles.

Bridge Road is a popular location within the village of Goonhavern due to its level walk to the local shop, post office, school, and public house/restaurant. It also provides easy access to the A30, Truro, Newquay, and Perranporth, which is only a couple of miles away and can now be accessed by the newly constructed cycle path that takes you from the center of Goonhavern straight into Perran.

**Entrance/Sun Porch**  
8'2 x 3'7 (2.49m x 1.09m)

**Entrance Hall**  
3'11 x 2'11 (1.19m x 0.89m)

**Living Room**  
16'8 x 9'7 (5.08m x 2.92m)

**Dining Room**  
10'1 x 10'0 (3.07m x 3.05m)

**Kitchen**  
15'0 x 10'0 (4.57m x 3.05m)

**Pantry Area**  
7'0 x 2'11 (2.13m x 0.89m)

**Rear Porch**  
4'0 x 3'2 (1.22m x 0.97m)

**W.C.**  
4'7 x 4'5 (1.40m x 1.35m)

**Landing**

**Bedroom One**  
16'5 x 10'0 (5.00m x 3.05m)

**Bedroom Two**  
10'1 x 9'7 plus 4'5 x 2'5 (3.07m x 2.92m plus 1.35m x 0.74m)

**Shower Room**  
6'5 x 5'6 (1.96m x 1.68m)

## Gardens

The front gardens are low maintenance with graveled frontage and an array of flower and shrub beds, there is a path leading to the entrance porch and one leading around the property to the parking area and the rear gardens.

The rear gardens are enclosed with artificial grass, making this another low maintenance area. From here, there are French doors leading into the living room.

## Driveway Parking

To the side of the property there is a driveway with parking for two cars and a garden shed.

Tel: 01872 571454

## Directions

Sat Nav: TR4 9PY

What3words: ///tasty.chops.tentacles

## Property Information

Age of Construction: 1960's (Assumed)

Construction Type: Block (Assumed)

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: E

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



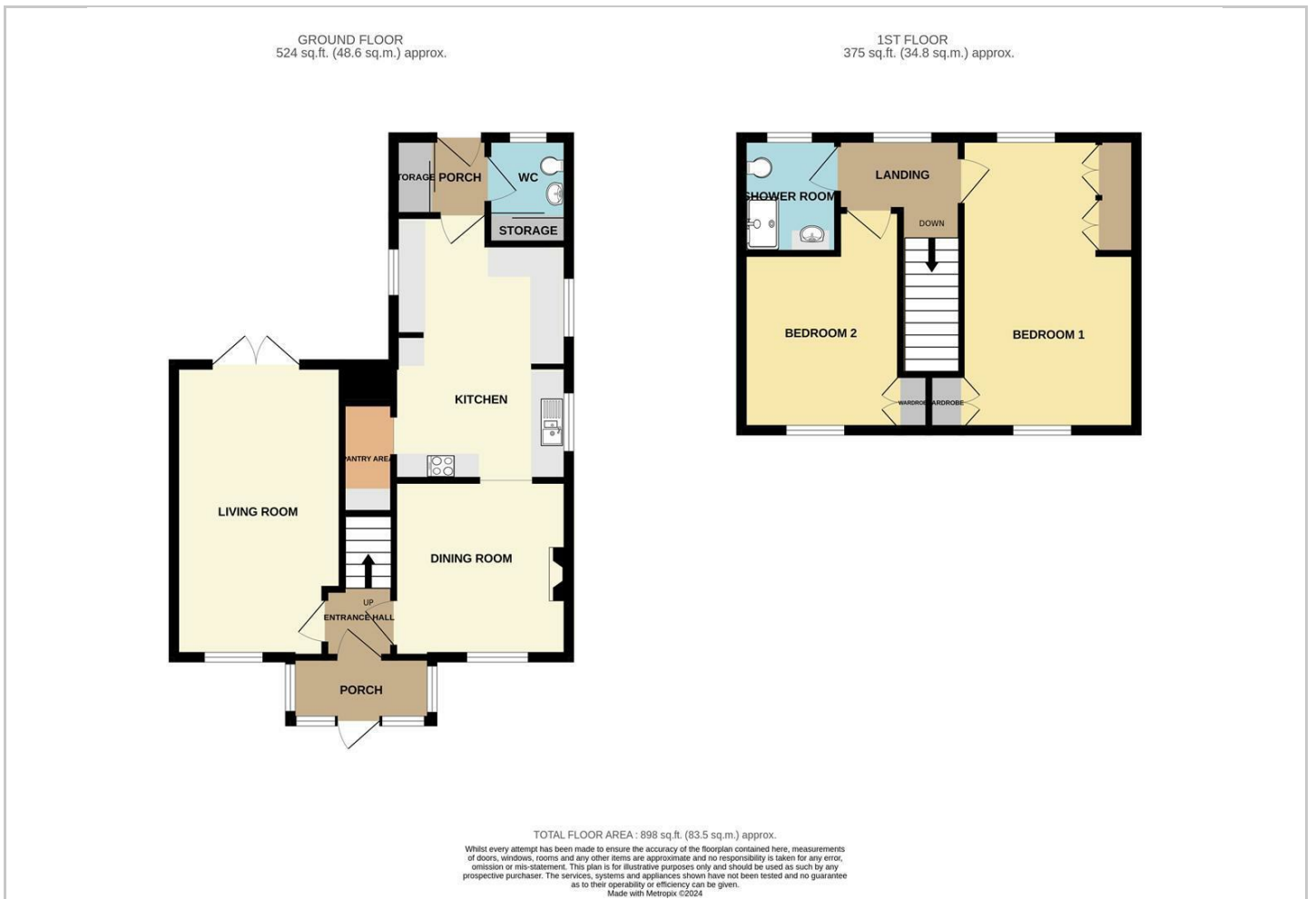
## Hybrid Map



## Terrain Map



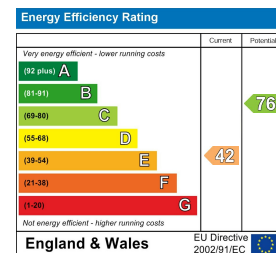
## Floor Plan



## 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.