

EST. 1999

# CAMEL

COASTAL & COUNTRY



## Kilmorie Perranwell Road

Goonhavern, TR4 9JN

Guide Price £425,000





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## Kilmorie

Set on a generous plot, this four-bedroom, two-reception room family bungalow is offered with no onward chain and makes an ideal opportunity for those looking to move to the popular village of Goonhavern, just a level walk from shops, schools, the post office, and more.

The accommodation is light-filled and spacious throughout. It comprises a good-sized, welcoming entrance porch leading into the entrance hall, dining room, and a well-fitted kitchen. Three bedrooms and a family bathroom are also accessed from the central hallway. The living room, also off the hallway, opens into the master suite at the rear of the property. This suite includes a double bedroom with patio doors to the garden, a dressing room, and an en-suite bathroom.

Externally, the property features front and rear gardens, driveway parking, and an integral garage. Additional benefits include double glazing and LPG central heating.

This property has the potential to become a beautiful family home. However, prospective buyers should be aware that it is priced to sell due to structural movement in the extension, which may require structural work and underpinning. A full Level 3 RICS report is available for interested parties.

## Entrance Lobby

## Entrance Hall

## Dining Room

## Living Room

## Master Bedroom

## En-Suite Bathroom

## Dressing Area

## Kitchen

## Integral Garage

## Bedroom Two

## Bedroom Three

## Bedroom Four

## Shower Room

## Gardens

To the front you have lawned gardens. This area lends itself to providing additional parking or a turning area. To the rear there are more low maintenance gardens. They are paved and have patio doors leading from the living room and master bedroom.

## Parking

The driveway provides parking for two/three cars and there is the possibility to create further parking or a turning area, by removing some of the front garden.

## Directions

## Property Information

Age of Construction: 1950s

Construction Type: Block

Heating: Mains Gas

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Tel: 01872 571454

Council Tax: E  
EPC:  
Tenure: Freehold

Structural movement present in the extension that may require structural work and underpinning. A full Level 3 RICS report is available to interested parties.

### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.