

EST. 1999

# CAMEL

COASTAL & COUNTRY



## Paderne, Newquay Road

Goonhavern, Truro, TR4 9QD

Guide Price £425,000



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## The Property

Introducing to the market this detached, three double bedroom family home, occupying a generous plot in the centre of this popular village. This property is ideal for those looking to move up or down the housing ladder, or for anyone seeking to live closer to the coast.

Goonhavern is a sought-after village location offering everything a family needs for day-to-day life: a school, children's play area, pub/restaurant, shop with post office, garden centre, hairdresser, and more. All these amenities are within a short, level walk from the property. For those seeking full coastal living, Perranporth - famed for its three miles of golden sandy beach, is just a short drive or cycle away.

The home itself offers light-filled living spaces, including a large family room with a wood burner and access to the garden at one end, and a spacious kitchen/diner at the other. On the first floor, you'll find three double bedrooms, an en-suite shower room, and a family bathroom.

Externally, the property boasts large gardens and ample parking, with potential to create additional parking if required, and planning permission already in place for a detached garage.

### Entrance Hall

12'6 x 5'11 (3.81m x 1.80m)

### W.C

5'1 x 3'8 (1.55m x 1.12m)

### Kitchen/Diner

16'1 x 14'3 (4.90m x 4.34m)

### Living Room

16'8 x 12'6 (5.08m x 3.81m)

## Landing

### Bedroom Two

12'6 x 11'3 (3.81m x 3.43m)

### Ensuite Shower Room

### Master Bedroom

14'3 x 11'1 (4.34m x 3.38m)

### Bedroom Three

9'1 x 7'9 (2.77m x 2.36m)

### Bathroom

9'1 x 5'1 (2.77m x 1.55m)

## Gardens

To the front and side of the property there are large lawned gardens with a decked seating area and patio doors into the living room. The garden is big enough to have a dedicated allotment area, room for garden sheds and the owner has changed previous planning permission for another dwelling, to planning permission for a detached garage.

## Parking

Driveway parking can be found to the front of the home with parking for 3 to 4 cars.

The property also has planning permission to add a detached garage within the grounds.

## Direction

Sat Nav: TR4 9QD

What3words: ///vines.lyrics.ships

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

## Property Information

Age of Construction: 2023  
Construction Type: Block/Timber (assumed)  
Heating: LPG  
Electrical Supply: Mains  
Water Supply: Mains  
Sewage: Mains  
Council Tax: D  
EPC: E  
Tenure: Freehold

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, 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



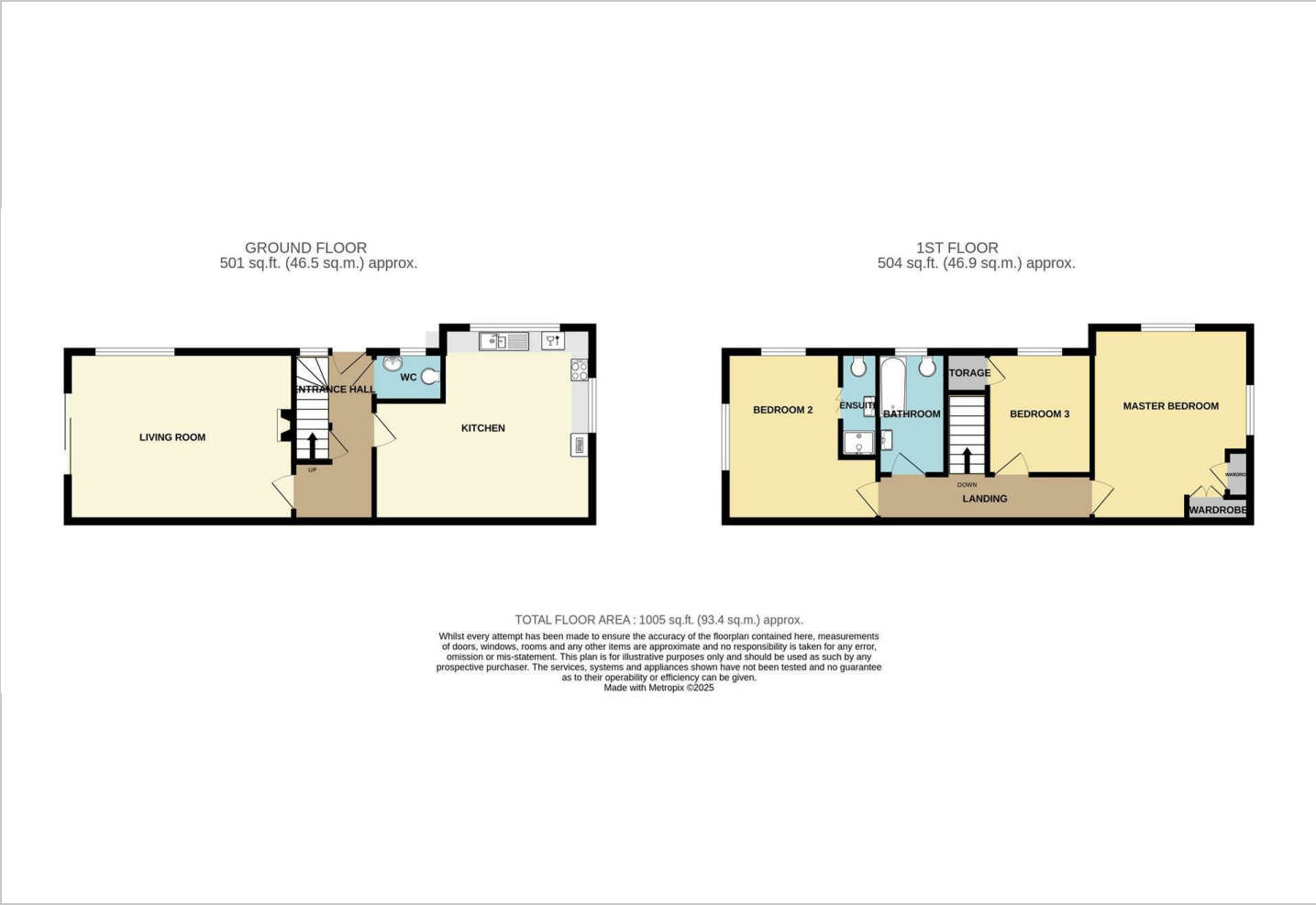
Hybrid Map



Terrain Map



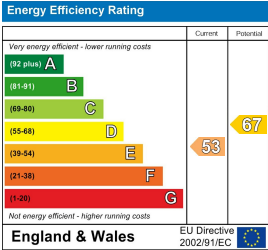
Floor Plan



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.