

12 Kew Carrek, Goonhavern, TR4 9FY



VILLAGE LOCATION | GARAGE | Modern 3 bedroom semi-detached family home on a corner plot in a popular development in Goonhavern, with sunny enclosed rear garden, garage and parking.

- Excellent condition throughout
- Garage and parking
- Modern development
- 3 bedrooms (one en-suite)
- Kitchen/diner onto garden and patio
- Private south-westerly facing rear garden
- Popular village location between Newquay and Truro

Offers In Excess Of £320,000 Freehold

Kew Carrek is located on a recently completed development on the edge of Goonhavern. Goonhavern is a very popular village due to it's proximity to the beaches Newquay and Perranporth have to offer with also being a short drive to Truro city centre. Just a 5 minute walk from the very popular garden centre and other amenities on offer, it's ideal for couples looking to buy a family home in the village.

The property is approached via a pedestrian path to the front door leading to the entrance hallway, with staircase ascending to the first floor, and access to the dual aspect lounge, ground floor WC and spacious kitchen/diner. The kitchen/diner has doors leading directly out on to the south westerly facing rear garden, with patio and lawn, with a pedestrian gate to the rear leading to the single car garage and parking for the property.

On the first floor is the master bedroom, including en-suite with walk in shower cubicle. There are 2 further bedrooms, both capable of accommodating a double bed, and a family bathroom with full length bath.

HALLWAY

5'2 x 5'1 (1.57m x 1.55m)

LOUNGE

16' x 10'11 (4.88m x 3.33m)

WC

4'8 x 3'1 (1.42m x 0.94m)

FIRST FLOOR LANDING

10'9 x 6'6 (3.28m x 1.98m)

BEDROOM 1

11'3 x 10'11 (3.43m x 3.33m)

EN-SUITE

7'7 x 4'6 (2.31m x 1.37m)

BEDROOM 2

9'4 x 8'2 (2.84m x 2.49m)

BEDROOM 3

9'3 x 7'6 (2.82m x 2.29m)

BATHROOM

6'5 x 4'11 (1.96m x 1.50m)

GARAGE

17'10 x 8'2 (5.44m x 2.49m)

TENURE

Freehold

SERVICES

Mains electricity, water and drainage

COUNCIL TAX

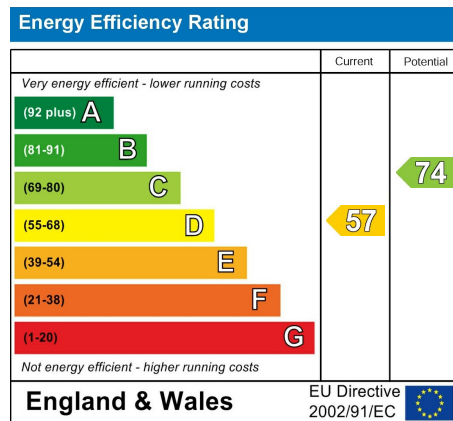
Band C

BROADBAND AND MOBILE COVERAGE AVAILABILITY

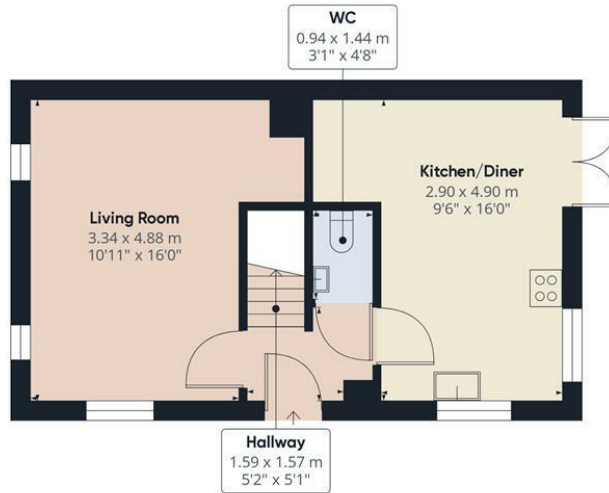
Fastest available download speed: up to 1000Mbps

Mobile coverage: Limited/None

(Source: OFCOM)



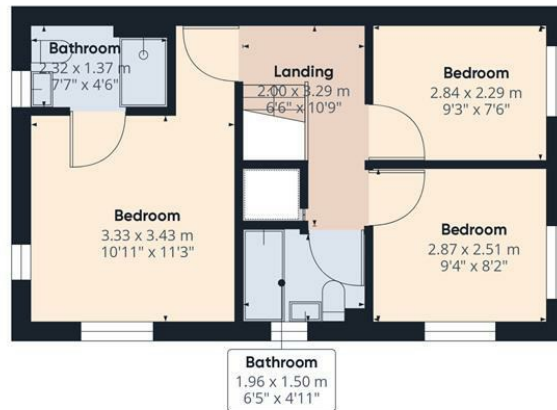




Floor 0 Building 1

Approximate total area⁽¹⁾

76.29 m²
821.18 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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