

# 3 Goonlaze Terrace

Goonlaze, Stithians, Cornwall TR3 7AP











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Welcome to this charming two bedroom terraced house located in the delightful semi-rural hamlet of Goonlaze which is near the highly sought after village of Stithians. Upon entering the property, you are greeted by a cosy lounge and a well-equipped kitchen. There is a first floor bathroom and both of the bedrooms offer lovely views over the surrounding countryside. The property boasts a useful outbuilding at the front, offering great potential as a home office for those who work remotely. Step outside into the rear enclosed garden, a tranquil space where you can unwind and enjoy the fresh air.

Don't miss the opportunity to make this lovely property your new home.



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## Guide Price - £230,000

### Location

The property is situated in a semi rural location on the outskirts of the village of Stithians with lovely walks on your doorstep to the reservoir. Stithians village has a real community feel and has an excellent range of amenities to include a shop, public house, Church and Primary School.

### Accommodation

Entrance Hall  
Lounge  
Kitchen  
First Floor Landing  
Bedroom One  
Bedroom Two  
Bathroom

### Outside

To the front of the property is an enclosed courtyard which has access to the very useful outbuilding having power and light connected. The rear garden is laid to lawn and is enclosed having two small storage buildings, one with plumbing. There is a rear gate which leads onto the shared pathway which the properties in Goonlaze Terrace has access over.

### Parking

Our clients have advised that there is a communal car park within a short walk of the property which is available to all of the properties in Goonlaze Terrace.

### Agents Note

Our clients advise that the path at the rear of the property is shared with the other properties in Goonlaze Terrace.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		46	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



### Services

Mains drainage, LPG heating. Mains water. Meter shared with Number 2. The vendors have advised that they receive a 50% discount per annum off the water bill as they are unable to have their own water meter.

### Council Tax Band - B

### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

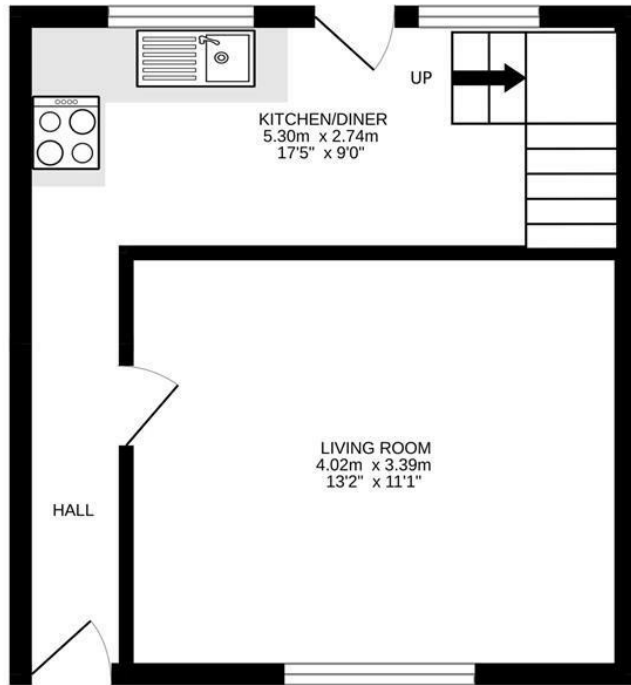
### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

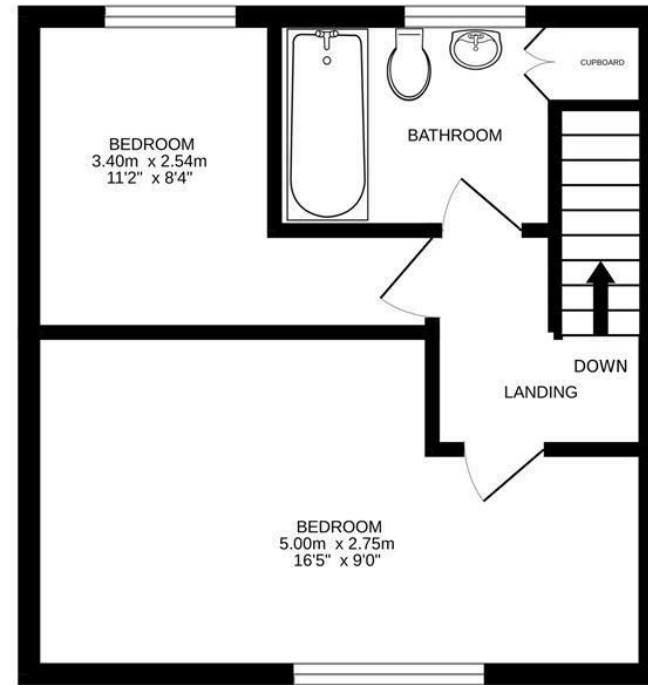




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to check themselves as to the amount of double glazed units in the property.



