Wheal Albert Road, Goonhavern, Truro

£330,000

Truro

Bedrooms: 3

Bathrooms: 3

Receptions: 1

Description

Found within the popular village of Goonhavern is this Link Detached 3 Bedroom family home built approximately 10 years ago being offered to the market with No Onward Chain. This superb property comprises of a welcoming entrance hallway with doors leading to the following accommodation. The spacious living room has dual aspect double glazed windows to the front and side of the property making this room light and airy. The kitchen/ Dining room is spacious fitted with a range of white wall and base units with built in oven, electric hob with extractor fan over. The dishwasher and washing machine are integrated with a free standing fridge/freezer. Patio doors open into the rear garden and an internal door opens into the garage. Also on the ground floor you will find the W.C. fitted with a white suite. Stairs rise to the first floor where you will find the 3 bedrooms with the master having an en-suite shower room. There is also the family bathroom fitted with a white suite. To the outside of the property there is a pathway leading to the front door with a lawned area. The rear garden is enclosed being laid to lawn plus a large composite decking area ideal for alfresco dining. There are a variety of attractive flowers and shrubs with a patio area to the rear of the garden. A side gate opens onto the driveway providing parking for 2 vehicles which leads to the single garage having an up and over door with eves storage. At the rear of the garage there is space for a tumble dryer, there is also a work top with cupboards under providing storage. This lovely family home is one not to be missed, phone Goundrys Truro office on 01872 242425 to arrange your viewing.

Location

There are a range of local facilities in the village of Goonhavern including a convenience store, post office, public house, restaurant, greengrocer, village hall, excellent garden centre with fruit store, pet store, and various other businesses included as well as primary schooling. The famous sandy beach at Perranporth, where an extensive range of independent shops, cafes and restaurants are available is 3 miles distant, and the tourist resort of Newquay is some 7 miles distant with its numerous beaches. Truro city is 7 miles distant and is the main commercial, retail and educational hub for the county.

Tenure: Freehold

Council Tax Band: C (Source: Council Tax Band Checker as of (5th June 2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details. We believe the property is of timber frame construction with brick.

Heating: We understand the property has Electric heating (Source: Vendor's PIQ).
Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).
Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).
Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: C Certificate Valid until 12th December 2026

Approximate What3Words Location: ///bubble.inserted.headings

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Super fast Predicted download speeds of 22–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)
EE – Good outdoor and indoor
O2 – Good outdoor and indoor
Three – Good outdoor and indoor
Vodafone – Good outdoor and indoor

For further material information, please refer to the relevant section(s) provided by this website.

Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

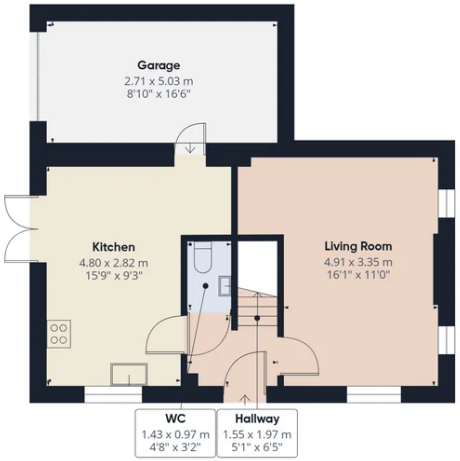
Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.
Legal Notices

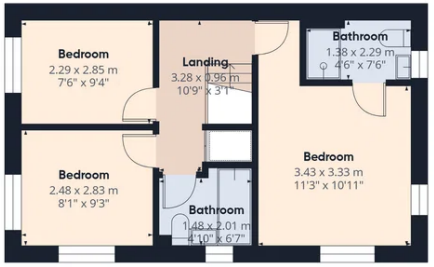
Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

Proof of Finance – Purchasers



Ground Floor



Floor 1

goundrys

Approximate total area(1)

89.7 m²

964 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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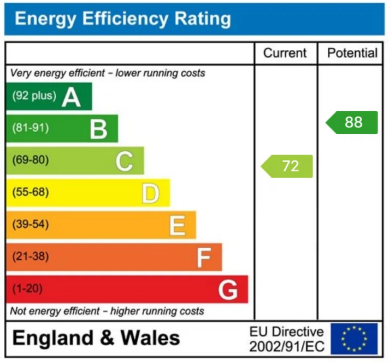

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