



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Bungalow

Guide Price

£325,000

Located in

Goonhavern



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



Goonhavern | Cornwall | TR4 9PY



A spacious two double bedroom detached bungalow with modern kitchen and shower room, generous garden plot, driveway parking and detached garage. Excellent potential to develop subject to any necessary consent. Electric night store heating and wood burning stove. Ideal location within walking distance of the village centre. NO ONWARD CHAIN.



£325,000 Freehold



- Detached two double bedroom bungalow
- Large parking area and detached garage
- Contemporary shower room with white suite
- Sun room and large porch
- NO ONWARD CHAIN
- Generous garden plot with huge potential
- Modern Shaker style kitchen
- Living room with log burner
- Potential to develop subject to planning consent



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.  
 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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## Council Tax Band C

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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