

## 13 Wheal Albert Road, Truro, TR4 9FF



**Detached modern 3 bedroom house with a garage, situated in a prime position on this popular estate with a sunny rear garden being offered with the added advantage of no onward chain.**

- Excellent condition throughout
- Master en-suite bedroom & Ground floor WC
- Fine plot overlooking neighbouring countryside
- Kitchen/diner onto Garden and Patio
- Garage and Driveway Parking
- Immediate Vacant possession with no chain

**Price £389,950 Freehold**



Wheal Albert is located on a recently completed development (2019) 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.

No. 13 is a detached house and due to it's unique plot location, feels very private as the front door is accessed down a private walkway and the rear is neighbouring the surrounding countryside.

From the front door, the property enters into a spacious entrance hall where the WC is located. The kitchen/Diner has a wide range of floor and wall mounted matt finish shaker style fronted kitchen units under a granite effect worktop. The property has an integral fridge freezer and dishwasher with a recess for a washing machine as well as an integral oven and hob. This room also provides ample room for a dining table large enough to seat 8 and a handy range of built in storage cupboard. The lounge provides ample room for a family with a useful under stairs recess ideal for a computer desk or additional built in storage.

To the first floor is a master bedroom with en-suite shower room and 2 further bedrooms, both with enough space to fit double beds. The family bathroom has a full length side panel bath with shower over and is tiled throughout. .

Outside the property has an attached garage and driveway parking for 1 car with ample on street parking adjacent to the driveway and further potential to add another driveway to the front door. The rear garden enjoys the majority of the days sun and has been made low maintenance with mature hedging around the borders and mainly laid to lawn. The property enjoys views over the surrounding countryside to the rear and the garden.

SERVICES

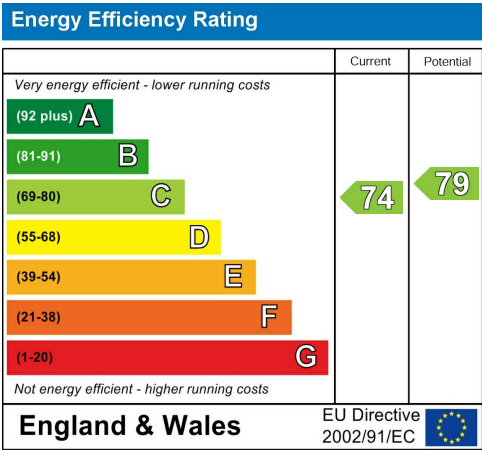
Mains water, drainage and electric heating

TENURE

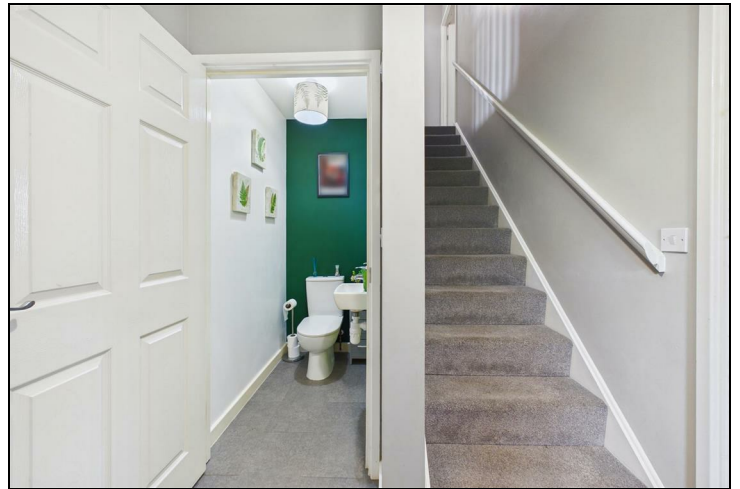
Freehold - There is an estate management fee of £150 per annum

COUNCIL TAX

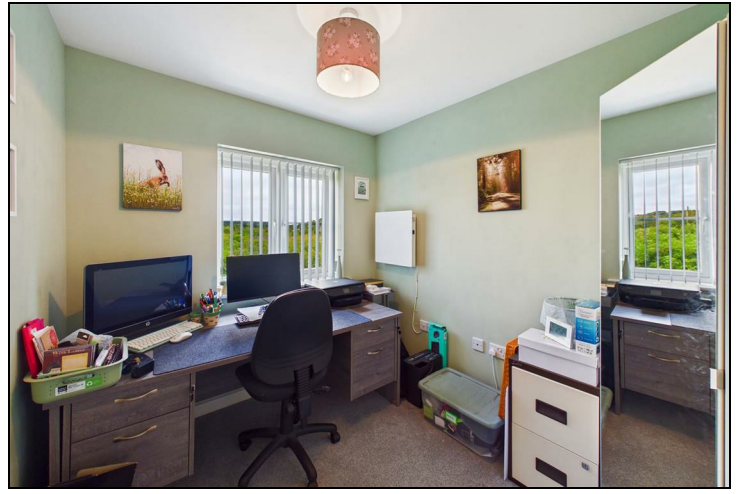
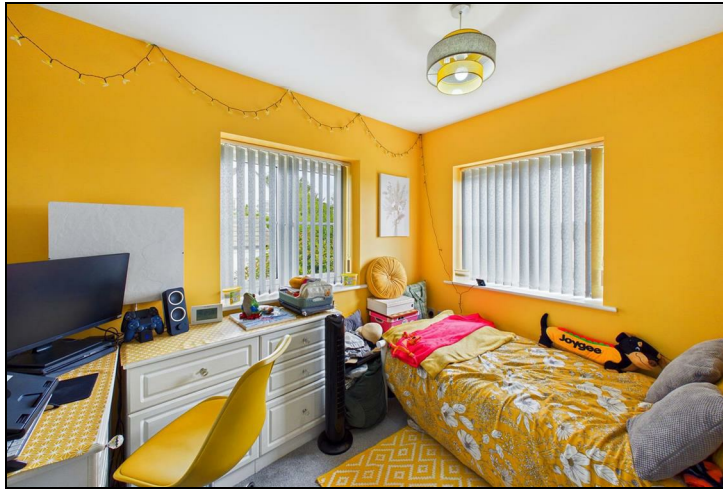
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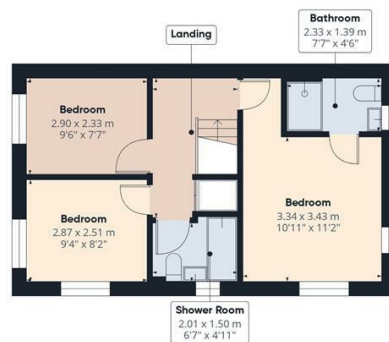








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
93 m<sup>2</sup>  
1001 ft<sup>2</sup>

(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.

GIRAFFE360

# Start & co

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