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CAMEL

COASTAL & COUNTRY

10 Rose Meadows

Goonhavern, TR4 9LB

Guide Price £349,950

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The Property

This two-bedroom detached bungalow is set on a level plot within a flat walk of the centre of Goonhavern, making it the perfect retirement bungalow or an ideal home for a couple needing schools and shops close at hand.

The accommodation comprises two double bedrooms, a living room, a dining room (which could be used as an occasional bedroom), a kitchen with utility room, a conservatory, a shower room, and a dressing room and en-suite, both of which are attached to the master bedroom.

Set on a generously sized plot with gardens to three sides and driveway parking, the property also offers scope for extension.

Goonhavern provides everything needed for day-to-day living, including a school, small supermarket and post office, hairdressers, garden centre with additional shops and a café/restaurant, and a public house/restaurant. For those wishing to walk or cycle to the nearby beach at Perranporth, there is a newly built cycle trail.

Entrance Hall

16'4 x 4'4 (4.98m x 1.32m)

Living Room

15'10 x 11'3 (4.83m x 3.43m)

Kitchen

1'10 x 9'3 (0.56m x 2.82m)

Utility Room

6'3 x 6'3 (1.91m x 1.91m)

Bedroom

13'0 x 9'5 (3.96m x 2.87m)

Bedroom

11'10 x 9'5 (3.61m x 2.87m)

Dressing Room

5'11 x 4'5 (1.80m x 1.35m)

EnSuite

8'0 x 5'6 (2.44m x 1.68m)

Dining Room

8'7 x 6'10 (2.62m x 2.08m)

Conservatory

15'11 x 7'9 (4.85m x 2.36m)

Shower Room

8'6 x 5'5 (2.59m x 1.65m)

Storage

This is the front of the old garage that was converted.

Gardens

There are gardens on three sides of the property. To the front, there is a small lawned area with flower and shrub beds, as well as a garden store. To the side, there is a growing area with a greenhouse, flower beds, and a gate providing access to Rose Hill. To the rear are the main gardens, which are enclosed and partly laid to lawn, with surrounding flower beds and access to the utility room and conservatory.

Parking

To the front of the bungalow you have driveway parking for three to four cars.

Tel: 01872 571454

Directions

Sat Nav: TR4 9LB

What3words: ///awestruck.developer.knowledge

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 1975
Construction Type: Block
Heating: LPG
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: D
EPC: F26
Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Road Map

Hybrid Map

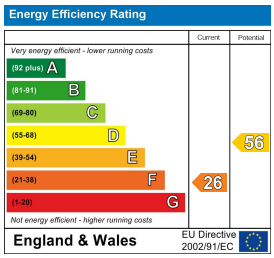
Terrain Map

Floor Plan

Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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