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CAMEL

COASTAL & COUNTRY



16 Kew Carrek

, Goonhavern, TR4 9FY

£340,000

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The Property
An immaculately presented modern four-bedroom semi-detached home, tucked away in a cul-de-sac within the ever-popular village of Goonhavern. The well-proportioned accommodation begins with a welcoming entrance hall with cloakroom. The comfortable dual-aspect lounge provides plenty of space for sofas and easy chairs, creating a bright and relaxing living area. The kitchen/dining room is also dual aspect and features French doors opening directly onto the rear garden, allowing plenty of natural light. The kitchen is fitted with modern, stylish units offering ample storage, built-in appliances and generous food preparation surfaces.

To the first floor, the landing leads to four bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

To the outside of the property you will find enclosed rear gardens as well a a large garage and parking for two cars.

The property further benefits from double glazing, an electric heating system and the energy efficiency associated with a modern-built home and enjoys convenient access to the A30, while the village itself offers a range of local amenities and serves as an ideal base for countryside walks and exploring the nearby north Cornish coast.

Entrance Hall

Living Room
16'1 x 11'8 (4.90m x 3.56m)

Kitchen
16'1 x 9'4 (4.90m x 2.84m)

W.C
5'6 x 4'2 (1.68m x 1.27m)

Landing

Master Bedroom
11'6 x 9'7 (3.51m x 2.92m)

Ensuite Shower Room
5'2 x 4'5 (1.57m x 1.35m)

Bedroom Two
9'6 x 7'3 (2.90m x 2.21m)

Bedroom Three
8'6 x 7'8 (2.59m x 2.34m)

Bedroom Four
9'6 x 6'2 (2.90m x 1.88m)

Family Bathroom
6'4 x 5'4 (1.93m x 1.63m)

Gardens
The gardens are located to the rear of the property and are partly lawned with paved seating areas. There are French doors leading into the living room and kitchen as well as a door into the attached garage.

Garage and Parking
19'10 x 10'5 (6.05m x 3.18m)
To the front of the garage there is parking for two cars.

Directions
Sat Nav: TR4 9FY
What3words: ///everybody.forecast.elevates

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2018
Construction Type: Block and Timber with Stone Facia
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: D
EPC: D60
Tenure: Freehold
Estate management fees: Annual fee of £223.89

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, 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.

PROPERTY MISDESCRIPTIONS
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.

DATA PROTECTION ACT 2018
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.









Road Map



Hybrid Map



Terrain Map



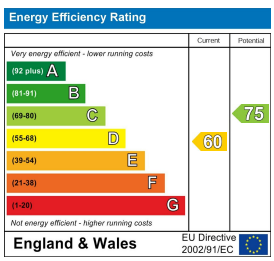
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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