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# CAMEL

COASTAL & COUNTRY



## 3 Rose Meadows

Goonhavern Truro, TR4 9LB

Guide Price £330,000



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### **The Bungalow**

Sitting pleasantly within the centre of this thriving village is this well-maintained two/three-bedroom terraced bungalow. The bungalow is available with no ongoing chain and offers accommodation that comprises two double bedrooms, both with built-in wardrobes; a modern shower room, kitchen, spacious living room, conservatory, and dining room/third bedroom.

To the outside, you have both front and rear gardens. The rear gardens are considered to be of a generous size and are well-manicured. From here, you have access out into Rose Meadows and access into the garage.

The bungalow benefits from double glazing throughout, oil central heating, and is perfect for those looking for a property close to and on a level walk to daily amenities.

Goonhavern offers many of your day-to-day needs, with a busy shop and post office close by, a hairdresser's, large garden centre with a few additional shops and a popular restaurant, primary school, snooker hall, newly constructed cycle trail into the coastal town of Perranporth, and a bus service to Newquay and Truro. It's also well situated for those needing easy access to the A30.

### **Conservatory**

8'1 x 8'1 (2.46m x 2.46m)

### **Inner Hallway**

#### **Kitchen**

11'4 x 8'7 (3.45m x 2.62m)

#### **Living Room**

16'7 x 11'5 (5.05m x 3.48m)

#### **Dining Room/Bedroom Three**

10'2 x 8'11 (3.10m x 2.72m)

#### **Shower Room**

8'7 x 5'6 (2.62m x 1.68m)

#### **Bedroom**

10'2 x 9'5 (3.10m x 2.87m )

#### **Bedroom**

11'7 x 9'5 (3.53m x 2.87m)

### **Gardens**

To the front of the property, there are small lawned gardens with raised flower beds and a gate leading to the pavement, where you have a level walk to the bus stop, post office, local shop, and more.

To the rear, there are well-maintained and enclosed gardens. They are divided into lawned gardens with flower and shrub beds around, and a pleasant paved seating and BBQ area. There is also a pedestrian door from here into the garage.

### **Garage**

16'9 x 9'0 (5.11m x 2.74m)

## Directions

Sat Nav: TR4 9LB

What3words: ///tight.perusing.snapper

For further information please contact Camel Coastal & Country

## Property Information

Age of Construction: 1970's

Construction Type: Block

Heating: Oil Central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: D60

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.

## 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



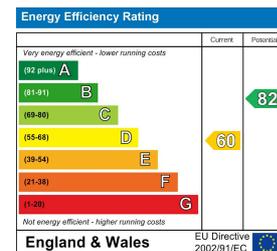
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.