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CAMEL

COASTAL & COUNTRY



14 Chyvounder Fields

Goonhavern, TR4 9GJ

Guide Price £430,000



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The Property

This three double-bedroom semi-detached house is set on a large plot with extensive gardens for a property of its age.

The modern home has been built to be eco-friendly, featuring solar panels and an air-source heat pump, helping it achieve an A-rated EPC.

Accommodation comprises a spacious entrance hall, W.C, living room, and kitchen/diner on the ground floor. To the first floor, there are three double bedrooms, a family bathroom, and a shower room ensuite to the master bedroom. There is also an attached garage with a driveway to the front.

To the rear, the property enjoys large gardens with a patio seating area off the kitchen/diner leading to lawned gardens and a further sunken patio/seating area, providing a lovely space for entertaining.

Built in 2024, the property forms part of a small development in the heart of Goonhavern, just a five-minute drive to the beach and close to all local amenities.

Entrance Hall

16'3 x 3'9 (4.95m x 1.14m)

W.C.

6'3 x 3'8 (1.91m x 1.12m)

Living Room

16'3 x 10'6 (4.95m x 3.20m)

Kitchen/Diner

17'10 x 10'3 (5.44m x 3.12m)

Landing

Master Bedroom

11'3 x 9'11 (3.43m x 3.02m)

En-Suite

8'4 x 3'11 (2.54m x 1.19m)

Bedroom Two

12'5 x 8'10 (3.78m x 2.69m)

Bedroom Three

9'7 x 9 (2.92m x 2.74m)

Family Bathroom

6'10 x 6'3 (2.08m x 1.91m)

Gardens

To the rear there are large gardens that are laid to lawn with a paved seating area off the kitchen/diner, as well as a sunken patio seating area towards the end of the garden that is perfect for BBQ's and entertaining.

Garage and Parking

16'7 x 10'10 (5.05m x 3.30m)

The attached garage has parking to the front for 2/3 cars.

Directions

Sat Nav: TR4 9GJ

What3words: ///profiled.year.immunity

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2024
Construction Type: Block and Timber
Heating: Air Source Heat Pump
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: A92
Tenure: Freehold

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.

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Road Map



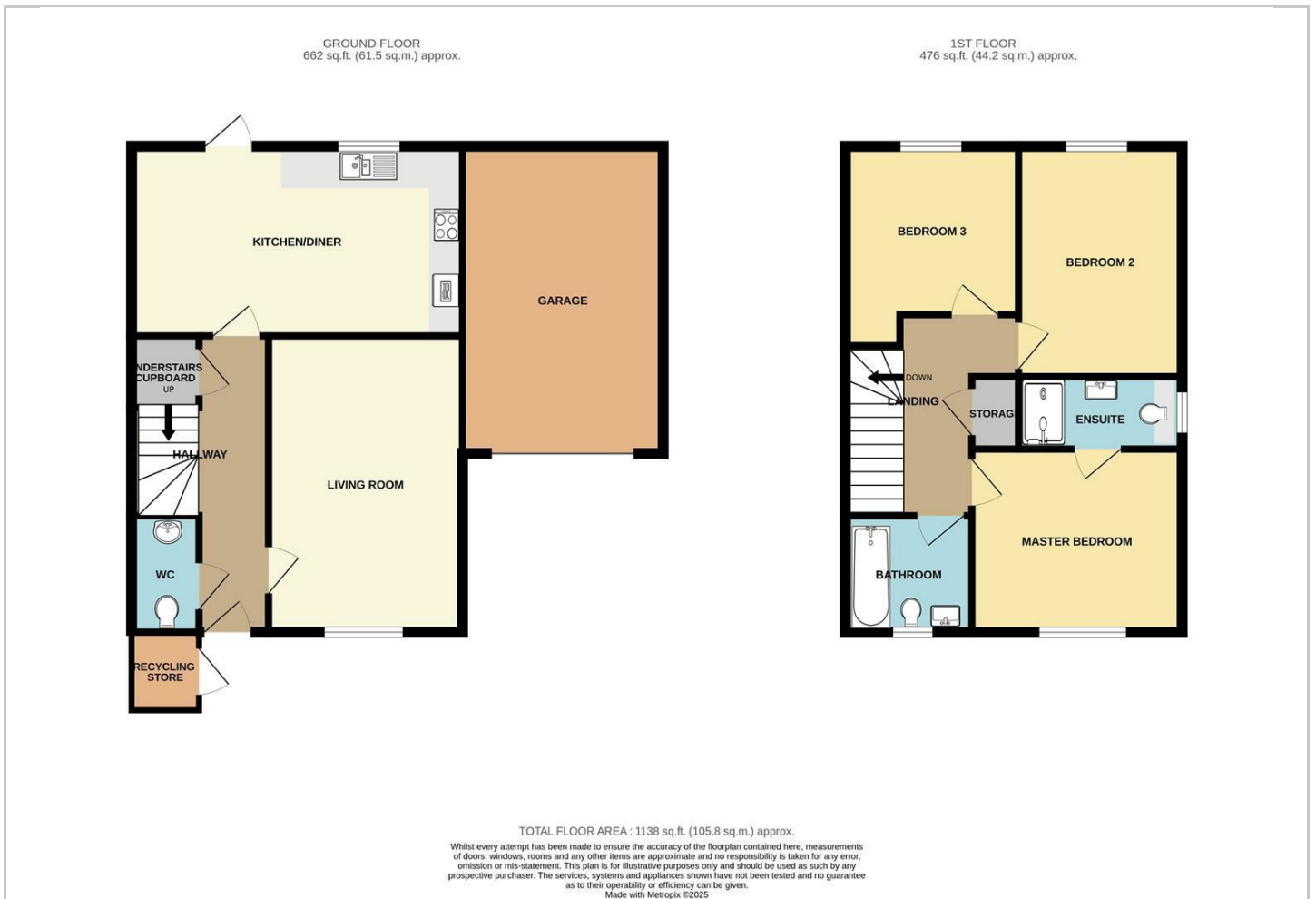
Hybrid Map



Terrain Map



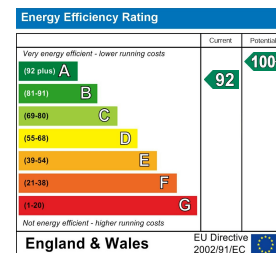
Floor Plan



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



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.