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CAMEL

COASTAL & COUNTRY



# 11 Rose Meadows

Goonhavern, Truro, TR4 9LB

## Guide Price £369,950

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### The Property

This three-bedroom, end-of-terrace home is located in the village of Goonhavern. Set within a level walk to local amenities, the property is perfect for those looking to enjoy village life, with the added benefit of being just a short walk or cycle from the beach.

The property itself features three double bedrooms, a modern shower room, a well-fitted kitchen, and an L-shaped living room/diner. While the home is ready to move into, there is still potential to create a more open-plan living space, as well as ample room to extend, thanks to the large corner plot with gardens on three sides.

This home will be great for those looking to downsize, those looking for a family home with large garden or those looking for a property they can potentially extend.

The house benefits from oil fired central heating, is double-glazed and also benefits from a garage and parking.

### Entrance Porch

5'10 x 2'8 (1.78m x 0.81m)

### Entrance Hall

11'6 x 5'10 (3.51m x 1.78m)

### Living Room

17'9 x 11' (5.41m x 3.35m)

### Dining Area

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

### Kitchen

13'8 x 9'4 (4.17m x 2.84m)

### Landing

### Bedroom One

13' x 11' (3.96m x 3.35m)

### Bedroom Two

11'1 x 10'10 (3.38m x 3.30m)

### Bedroom Three

11'6 x 9'2 (3.51m x 2.79m)

### Shower Room

6'3 x 5'4 (1.91m x 1.63m)

### W.C.

5'4 x 2'8 (1.63m x 0.81m)

### Garage/Parking

16'6 x 8'11 (5.03m x 2.72m)
The garage is located slightly away from the property. It is an end of terrace, en-block garage with an up and over garage door and parking in front.

### Gardens

The house is set on a large plot that gives scope for extension. The gardens are laid out to the front, side and rear and currently laid to lawn with shrub/flower beds and fruit trees.

### Directions

Sat Nav: TR4 9LB

What3words: ///included.rolled.talent

For further information please contact Camel Coastal & Country

## Property Information

Age of Construction: 1972
Construction Type: Block
Heating: Oil
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: Awaiting
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.

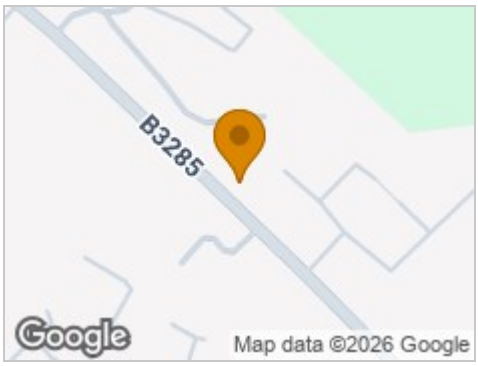








## Road Map



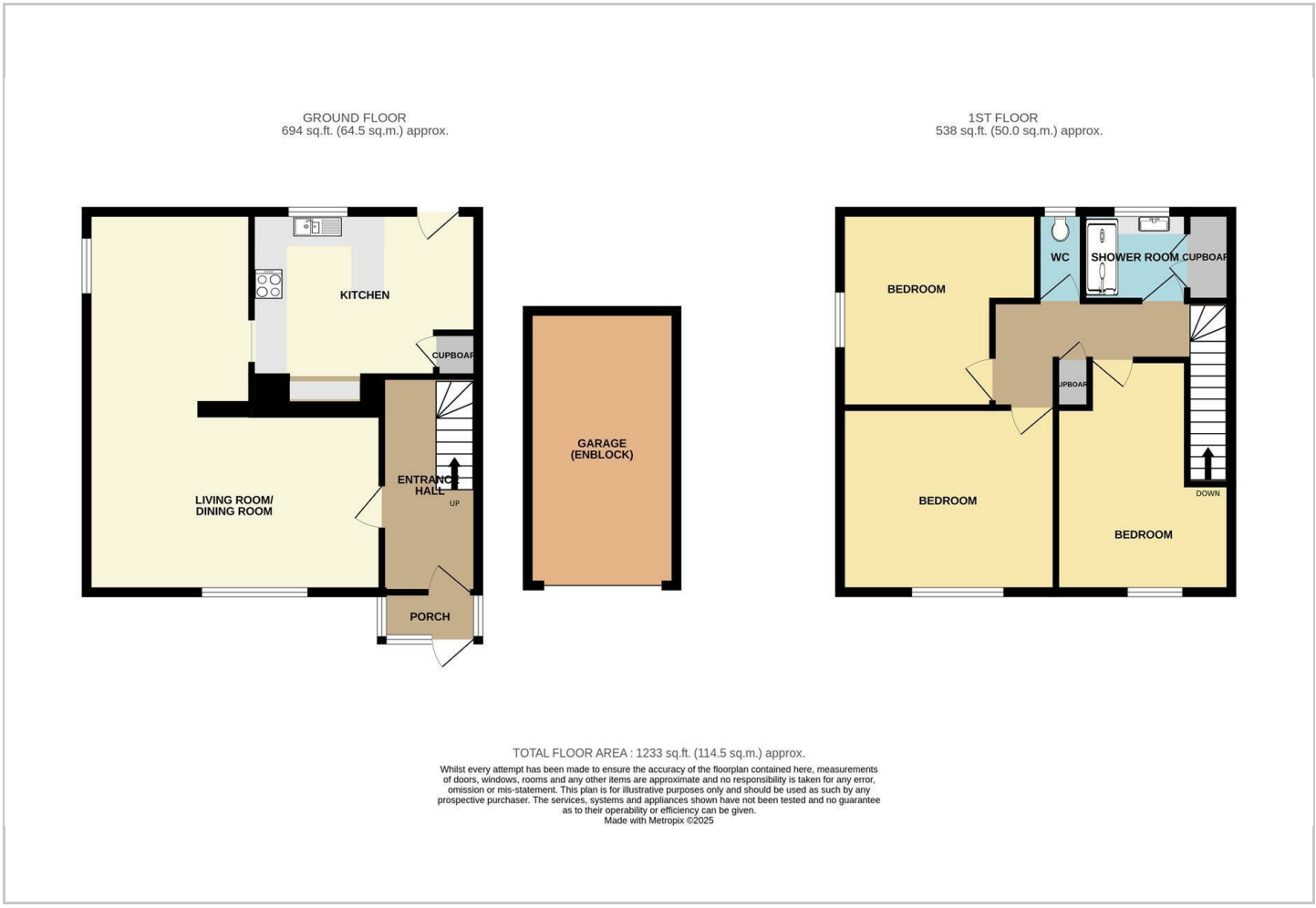

## Hybrid Map




## Terrain Map



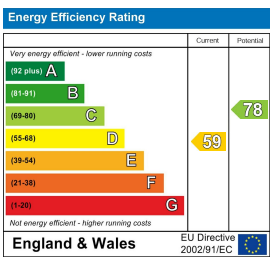

## Floor Plan




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

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