

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 13 Pollards Close

Goonhavern, TR4 9PZ

Guide Price £220,000





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## The Property

Located on a small close and on a corner plot, this 3 bedroom home is perfect for a first or second time buyer that is looking to put their own mark on a property.

Currently the property is in need of refurbishment in some areas but does have a working bathroom and kitchen and oil fired central heating.

Full accommodation comprises an entrance hall, living room, kitchen/diner, utility room, ground floor W.C as well as three bedrooms and bathroom.

To the outside of the property there is a large corner plot as well as parking for two cars.

Goonhavern is a charming village with day-to-day amenities that include a shop/post office. Public House and restaurant. School and child's play area. Garden centre with restaurant. Snooker hall and access to Truro, Newquay, The A30 and Perranporth. Perranporth beach is within a short 2 mile drive or a pleasant walk/cycle along the newly constructed cycle trail.

Due to the property being under a Section 157 agreement, buyers will have to have lived within Cornwall, uninterrupted for three years.

## Entrance Hall

10'10 x 5'11 (3.30m x 1.80m)

## Living Room

12'6 x 10'8 (3.81m x 3.25m)

## Kitchen/Diner

18'11 x 10'2 (5.77m x 3.10m)

## Utility Room

7'5 x 5'7 (2.26m x 1.70m)

## W.C.

5'7 x 3'6 (1.70m x 1.07m)

## Landing

## Bedroom One

12'4 x 10'9 (3.76m x 3.28m)

## Bedroom Two

10'10 x 10'4 (3.30m x 3.15m)

## Bedroom Three

9'3 x 8'0 (2.82m x 2.44m)

## Bathroom

7'11 x 5'7 (2.41m x 1.70m)

## Gardens

Due to the corner plot the property benefits from a good sized lawned garden that would offer the potential to extend (Subject to relevant planning permissions)

## Parking

Parking can be found to the front and provides parking for two cars.

## Directions

Sat Nav: TR4 9PZ

What3words: flown.jumpy.encode

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1993

Construction Type: Block

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: E47

Tenure: Freehold

Section 157: The property is subject to a Section 157 local occupancy covenant, requiring buyers to demonstrate a qualifying connection to the local area - typically through residency, employment, or close family links. Approval from the local authority will be required prior to exchange.

## 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



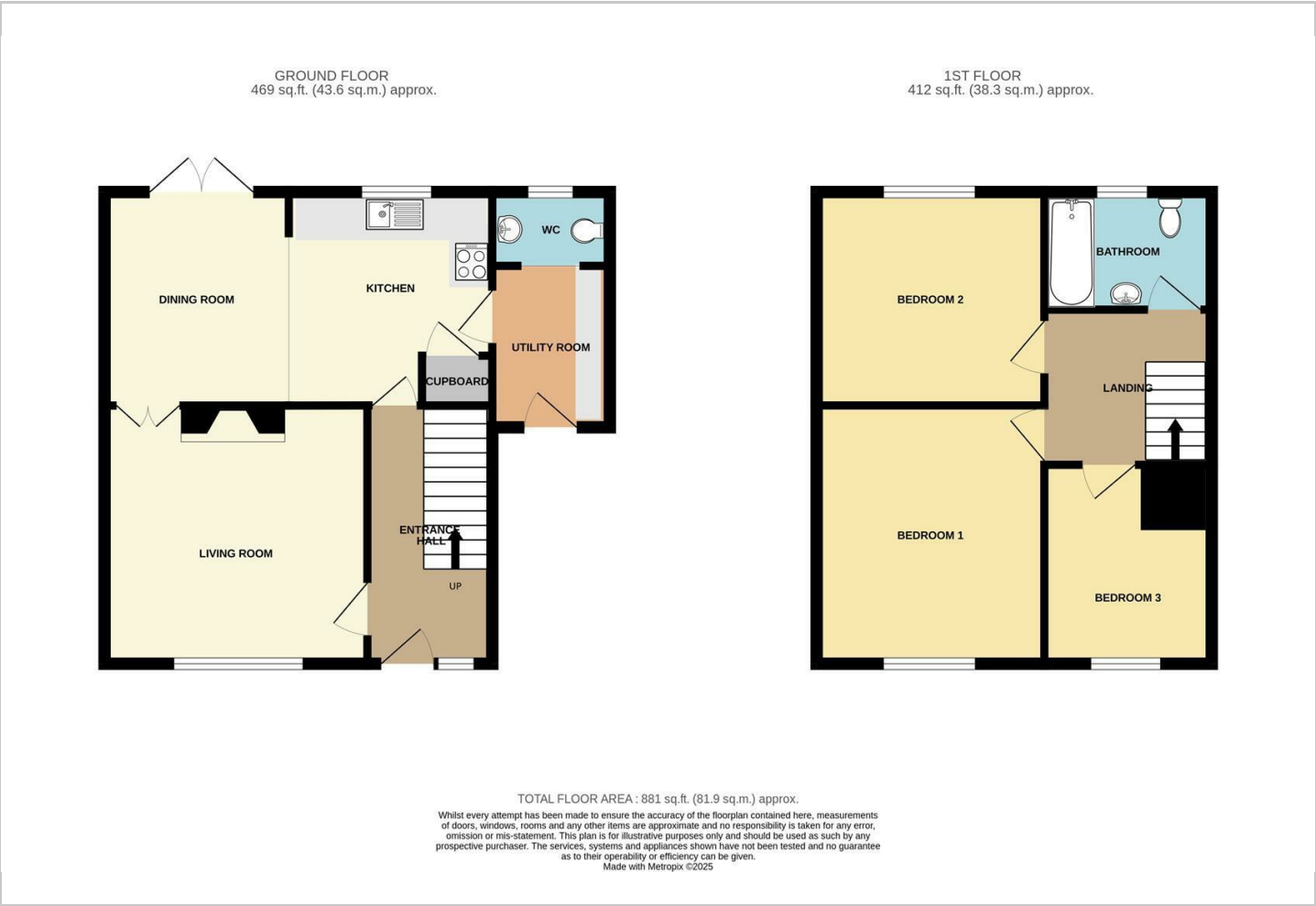
Hybrid Map



Terrain Map



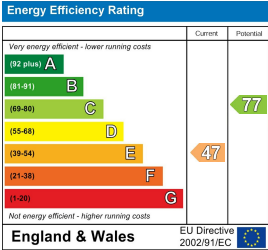
Floor Plan



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.