

EST. 1999

# CAMEL

COASTAL & COUNTRY



## Dowran, Halt Road

Goonhavern, Truro, TR4 9QE

Guide Price £549,950



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## The Property

This beautifully modernised dormer house/bungalow has been thoughtfully updated throughout by the current owners, making it the perfect choice for families seeking a ready-to-move-into home in a village location. With everything you need for day-to-day family life close by.

The spacious accommodation includes four well-proportioned bedrooms, with two on the ground floor and two on the first floor. A family bathroom is conveniently located on the ground floor, while the first-floor bedrooms each benefit from their own ensuite. This versatile layout is ideal for families looking for a house, or equally a bungalow. The layout also makes the property ideal for those looking to future proof their move, making this their forever home.

The living spaces are designed for modern family living, featuring a cosy living room complete with a wood-burning stove, and a stylish contemporary kitchen/diner perfect for both relaxed family meals and entertaining.

Outside, the property boasts a generous driveway with ample parking and a garage to the front. The large, enclosed rear garden is mainly laid to lawn and includes a spacious decked seating area. Additional benefits include an external utility room to the rear of the garage, a garden storage area, with a hardstanding suitable for sheds or the potential creation of a home office.

## Entrance Hall

## Living Room

## Bedroom

## Bedroom

## Bathroom

## Kitchen/Diner

## Landing

## Bedroom

## Shower Room

## Bedroom

## Ensuite

## Walkin Wardrobe

## Gardens

To the rear, the gardens are divided into two areas, both are fully enclosed making them both child and pet-friendly. Immediately outside the house, a paved seating area leads onto a lawn with a raised decked seating area. Behind the garage, there is a separate low-maintenance area, perfect for garden preparation and storage, with a hardstanding that would suit sheds, a greenhouse, or even a home office.

## Garage

## Outbuilding/Utility Room

## Parking

The driveway to the front provides parking for 6 cars.

## Directions

Sat Nav: TR4 9QE

What3words: ///riper.chess.certified

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction:

Construction Type: Block

Heating: Oil Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C69

Tenure: Freehold

The property has recently had a new watermain pipe laid from the road to the property.

## 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



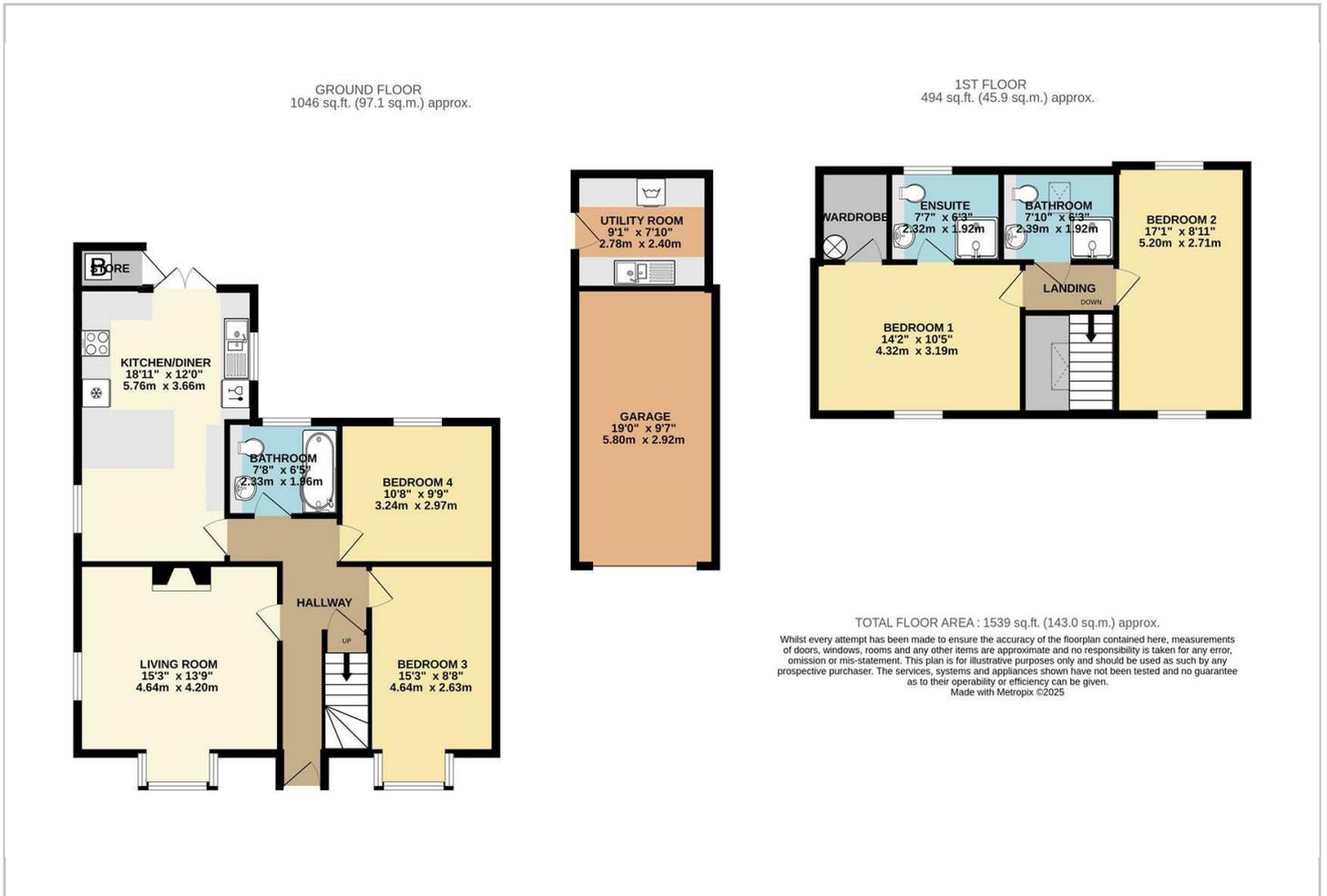
## Hybrid Map



## Terrain Map



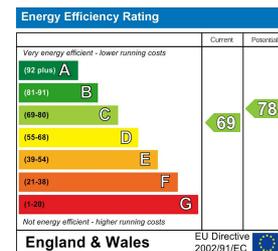
## Floor Plan



## 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.