

EST. 1999

C A M E L

COASTAL & COUNTRY



## Vellenoweth, Polgoda Road

Goonhavern, Truro, TR4 9NW

Guide Price £525,000



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## The Property

Situated along a quiet semi-rural lane, set off the centre of the popular village of Goonhavern, this attractive detached Cornish stone-fronted bungalow offers deceptively spacious and versatile accommodation, perfect for families, those working from home, or anyone seeking a little extra space both inside and out.

Upon entering, you are welcomed by a spacious entrance hall with staircase rising to the first floor. Doors lead to two ground floor double bedrooms, a shower room, utility room, kitchen and a generous living room featuring a wood-burning stove and patio doors opening onto the garden.

The first floor provides two further double bedrooms, one of which benefits from an adjoining room measuring 10'4" x 8'11", offering excellent flexibility as a dressing room, study, nursery or children's playroom.

Outside, the property continues to impress with a large lawned garden accessed directly from the living room. Fully enclosed, it provides a safe and secure environment for children and pets, while also offering ample space for keen gardeners wanting to create a separate allotment area. An attached garage and driveway parking for three to four vehicles complete the package.

Enjoying a convenient position close to the centre of Goonhavern, whilst retaining a peaceful semi-rural feel, this is a home that offers both character and practicality in equal measure.

Goonhavern is a great location for anyone wishing to experience village life while living a short distance from the beach. The village itself offers a school, pub/restaurant, everyday shop with post office, a garden centre with an additional restaurant, and much more. For those wanting to walk, run, or cycle to the beach, there is a newly constructed cycle path that takes you directly into Perranporth. The A30 is also a short drive away, as are Newquay and Truro, making this the perfect location for anyone wanting easy access throughout the county.

## Entrance Hall

17'6 x 14'8 (5.33m x 4.47m)

## Living Room

14'11 x 14'9 (4.55m x 4.50m)

## Kitchen

10'3 x 7'5 (3.12m x 2.26m)

## Bedroom Four/Office

11'4 x 9'10 (3.45m x 3.00m)

## Bedroom One

14'8 x 11'5 (4.47m x 3.48m)

## Utility

4'1 x 3'5 (1.24m x 1.04m)

## Shower Room

9'8 x 7'6 (2.95m x 2.29m)

## Landing

12'8 x 4'0 (3.86m x 1.22m)

## Bedroom Two

13'7 x 8'11 (4.14m x 2.72m)

## Dressing Room/Childs Play Room

10'4 x 8'11 (3.15m x 2.72m)

## Bedroom Three

14'8 x 8'11 (4.47m x 2.72m)

## Shower Room

9'7 x 3'8 (2.92m x 1.12m)

## Gardens

From the living room, patio doors open onto a large, lawned garden. The garden is fully enclosed, making it ideal for families or those looking for a family-friendly garden, with the added benefit of being able to create a separate allotment area.

## Garage

14'9 x 10'5 (4.50m x 3.18m)

## Parking

There is parking to the front of the property for three cars.

Tel: 01872 571454

## Directions

Sat Nav: TR4 9NW

What3words: ///ballooned.oxidation.crisp

For further information please contact Camel Coastal & Country.

## Property Information

Age of Construction: 1980

Construction Type: Brick and Block

Heating: Solar and Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: F

EPC: Awaiting

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.

## DATA PROTECTION ACT 2018

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## Road Map



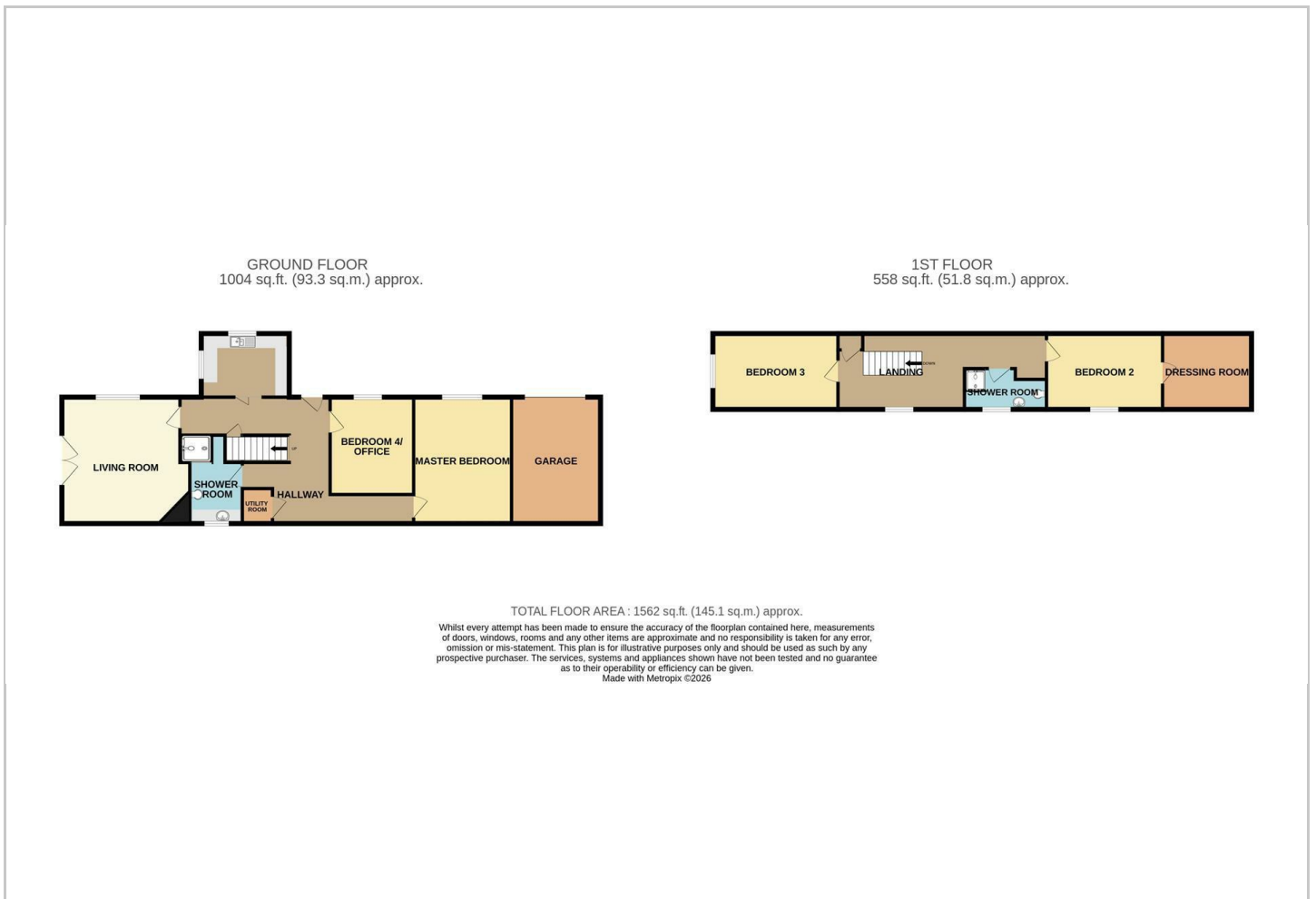
## Hybrid Map



## 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.