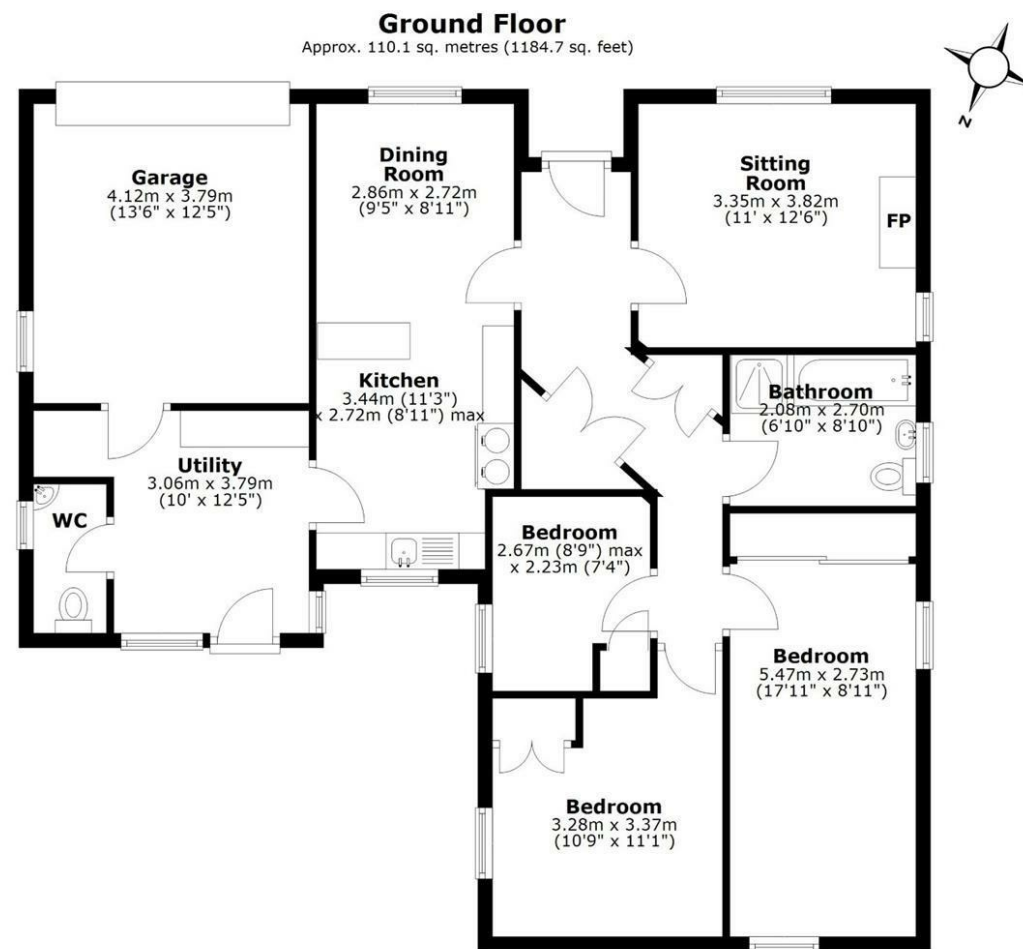


GOONHAVERN, TRURO

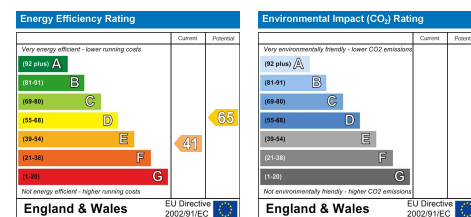


Total area: approx. 110.1 sq. metres (1184.7 sq. feet)
23 Rose Meadows, Goonhavern

KEY FEATURES

- Detached Bungalow
- Potential for upgrading
- Bath/shower room
- Combined kitchen and dining room
- Integral garage
- Same occupation since built
- 3 bedrooms
- Lounge with open fire
- Utility and cloakroom
- Low maintenance gardens

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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23 ROSE MEADOWS, GOONHAVERN, TRURO, TR4 9LB INDIVIDUAL DETACHED BUNGALOW IN A QUIET CORNER CUL-DE-SAC

Set on a level plot within a mature residential development close to village amenities.

Same ownership since built and with potential for updating.

3 bedrooms, bath/shower room, lounge, kitchen/dining room, utility and cloakroom. Large Integral single garage.

Mostly double glazed. Oil fired central heating.

Low maintenance garden.

Freehold. EPC Band - E. Council Tax Band - D.

PRICE GUIDE £349,500

GENERAL REMARKS AND LOCATION

23 Rose Meadows occupies a quiet corner of a mature residential development close to the centre of Goonhavern village. It was built for the late owner nearly 50 years ago and whilst a cherished home and generally well maintained some aspects are a little dated leaving scope for updating and redecoration. Replacement bay windows are a theme to both front and rear of the bungalow whilst elevations are rendered and spar dashed for low maintenance. There is oil-fired central heating and the boiler situated within the garage has been replaced in recent years.

Most internal rooms lead off a central hallway and in brief the accommodation comprises 3 bedrooms, bath/shower room, lounge and open plan kitchen/dining room. From the kitchen there is access to a rear hall/utility and this in turn gives access into a cloakroom and also the integral garage.

Rose Meadows is a small development of primarily bungalow properties accessed off the minor road leading from the centre of Goonhavern towards Perranporth. It is a very convenient location and within level walking distance of other local facilities including the pub, post office and general store, primary school and garden centre. Goonhavern is a popular village community set astride the A3075 and just 2-3 miles inland from the north cornish resort of Perranporth known for its spectacular beach and surf. Newquay is about 6 miles away and the city of Truro with its cathedral and shopping centre about 9 miles.

In greater detail the accommodation comprises (all measurements are approximate):

HALLWAY

with fitted cupboards including shelved cloak cupboard and airing cupboard with insulated cylinder fitted with an electric immersion heater.

LOUNGE

10'11" x 12'6" (3.35m x 3.82m)
focusing to a stone fireplace with open grate, bay window and radiator.

KITCHEN/DINING ROOM

11'3" x 8'11" & 9'4" x 8'11" (3.44m x 2.72m & 2.86m x 2.72m)
a room naturally divided into kitchen and dining areas. The kitchen has a range of fitted units comprising ample base cupboards, drawers and wall mounted storage cupboards of which many are glass fronted. A work surface area incorporates a sink and drainer and fitted appliances include a Hotpoint double oven and 4 ring ceramic hob. The kitchen also includes an oil-fired Rayburn cooker but it is known that this has not been operated for some time. The dining area has a radiator and a bay window to the front elevation.

REAR HALLWAY/UTILITY

10'0" x 12'5" (3.06m x 3.79m)
fitted with a range of base cupboards with drawers. Radiator. Door out to the rear garden and also direct into the single garage. A further door gives access to a small CLOAKROOM with wc and wash basin.

INTEGRAL GARAGE

a large single garage with remote "up and over" electric door. Firebird oil-fired central heating boiler and plumbing facility for washing machine.

**BEDROOM 1**

10'9" x 11'0" (3.28m x 3.37m)
with freestanding bed surround incorporating small cupboards and shelving. Further built-in wardrobe and vanity wash basin with mirror above. Radiator and bay window.

BEDROOM 2

17'11" x 8'11" (5.47m x 2.73m)
with a range of mirror fronted full-height wardrobes along one wall with integral wash basin. Radiator.

BEDROOM 3

8'9" x 7'3" (2.67m x 2.23m)
with built-in wardrobe and radiator.

BATH AND SHOWER ROOM

6'9" x 8'10" (2.08m x 2.70m)
being fully tiled and with bath, shower cubicle with Mira Sport shower fitting, wash hand basin and wc. Heated towel rail and combined heat'n'light fitting.

OUTSIDE

A brick paved driveway leads from the cul-de-sac to the garage and continues as a pathway to the front door. The front garden is laid to lawn with a border of perennials whilst the garden at the rear is geared for low maintenance with paving and areas of gravel. This area is particularly private, a wisteria has been trained along the boundary wall and other shrubs include camellias, hydrangea, pittosporum, azaleas and roses. A rose arch leads to a SUMMERHOUSE in the far corner.

SERVICES

Mains water, electricity and drainage believed to be

connected.

NB. The electrical circuit, appliances and central heating system have not been checked by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From the mini-roundabouts in the centre of Goonhavern take the exit signposted to Perranporth. After a short distance take the first turning right into Rose Meadows which is also signposted to the school. Bear left along the estate road and then right where number 23 will be found in the far corner with a "for sale" board displayed.

