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CAMEL

COASTAL & COUNTRY



10 Rose Meadows

Goonhavern, TR4 9LB

Guide Price £349,950

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The Property
This two-bedroom detached bungalow is set on a level plot within a flat walk of the centre of Goonhavern, making it the perfect retirement bungalow or an ideal home for a couple needing schools and shops close at hand.

The accommodation comprises two double bedrooms, a living room, a dining room (which could be used as an occasional bedroom), a kitchen with utility room, a conservatory, a shower room, and a dressing room and en-suite, both of which are attached to the master bedroom.

Set on a generously sized plot with gardens to three sides and driveway parking, the property also offers scope for extension.

Goonhavern provides everything needed for day-to-day living, including a school, small supermarket and post office, hairdressers, garden centre with additional shops and a café/restaurant, and a public house/restaurant. For those wishing to walk or cycle to the nearby beach at Perranporth, there is a newly built cycle trail.

Entrance Hall
16'4 x 4'4 (4.98m x 1.32m)

Living Room
15'10 x 11'3 (4.83m x 3.43m)

Kitchen
1'10 x 9'3 (0.56m x 2.82m)

Utility Room
6'3 x 6'3 (1.91m x 1.91m)

Bedroom
13'0 x 9'5 (3.96m x 2.87m)

Bedroom
11'10 x 9'5 (3.61m x 2.87m)

Dressing Room
5'11 x 4'5 (1.80m x 1.35m)

EnSuite
8'0 x 5'6 (2.44m x 1.68m)

Dining Room
8'7 x 6'10 (2.62m x 2.08m)

Conservatory
15'11 x 7'9 (4.85m x 2.36m)

Shower Room
8'6 x 5'5 (2.59m x 1.65m)

Storage
This is the front of the old garage that was converted.

Gardens
There are gardens on three sides of the property. To the front, there is a small lawned area with flower and shrub beds, as well as a garden store. To the side, there is a growing area with a greenhouse, flower beds, and a gate providing access to Rose Hill. To the rear are the main gardens, which are enclosed and partly laid to lawn, with surrounding flower beds and access to the utility room and conservatory.

Parking
To the front of the bungalow you have driveway parking for three to four cars.

Directions
Sat Nav: TR4 9LB

What3words: ///awestruck.developer.knowledge

For further information please contact Camel Coastal & Country.

Property Information
Age of Construction: 1975
Construction Type: Block
Heating: LPG
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: D
EPC: F26
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
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Road Map



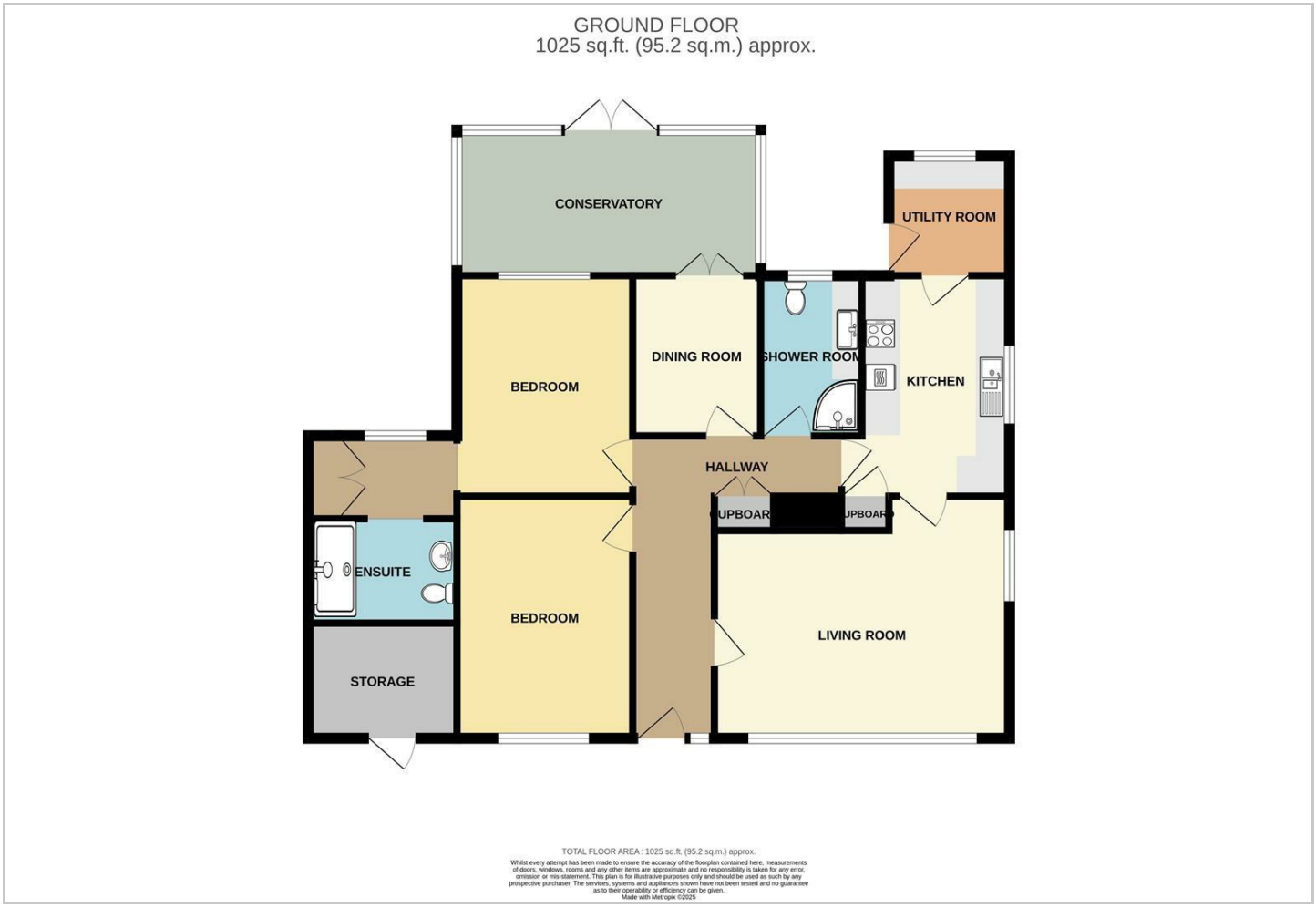
Hybrid Map



Terrain Map



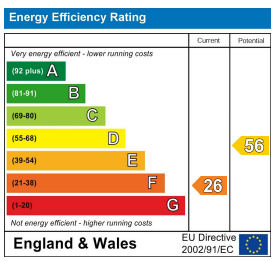
Floor Plan



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

9 St Pirans Road, Perranporth, Cornwall, TR6 0BH
Tel: 01872 571454 Email: sales@camelhomes.co.uk https://www.camelhomes.co.uk