EST. 1999

CAMEL

COASTAL & COUNTRY



# 30 Wheal Albert Road

Goonhavern, TR4 9FF

## Guide Price £365,000

3 2 1 C





# 30 Wheal Albert Road

Goonhavern, TR4 9FF

## Guide Price £365,000





**The Property**
Situated in the popular village of Goonhavern, this well-presented three-bedroom detached home was built by Wainhomes in 2017 and offers a great combination of modern living, generous accommodation and surprisingly good outside space.

The ground floor enjoys both a spacious and welcoming living room as well as light filled kitchen/diner that provides an excellent everyday living space, with French doors opening directly onto the rear garden and creating a great family space.

Upstairs are three well-proportioned bedrooms, the master bedroom of which benefits from an ensuite shower room. There is also a separate family bathroom.

One of the real highlights of the property is the rear garden, which is considerably larger than you might expect from a modern development. Fully enclosed and enjoying a good degree of sunshine, it features a paved seating area and lawn, providing plenty of room for outdoor dining, entertaining or simply relaxing.

To the front, there is a private driveway providing dedicated off-road parking, along with a garage with additional parking in front. Do to the convenient positioning of the property, there is no passing traffic or parking to the front.

Goonhavern is a well-connected and increasingly popular village, ideally positioned for enjoying the best of north Cornwall. The nearby coastal town of Perranporth is just a short drive away, offering its renowned sandy beach, coastal walks, shops and places to eat, while Newquay and the wider north Cornish coastline are also within easy reach. Surrounded by beautiful countryside yet conveniently placed for the A30, Goonhavern provides an excellent balance of village living, coast and accessibility.

**Entrance Hall**
6'6 x 5'7 (1.98m x 1.70m)

**Living Room**
16'0 x 10'10 (4.88m x 3.30m)
plus alcove of 5'9 x 3'1

**Kitchen/Diner**
16'0 x 9'5 (4.88m x 2.87m)
plus alcove of 5'9 x 3'6

**W.C.**
4'7 x 3'1 (1.40m x 0.94m)

**Landing**

**Master Bedroom**
11'2 x 10'2 (3.40m x 3.10m)
plus door-well of 4'5 x 2'11

**En-Suite Shower Room**
7'8 x 4'6 (2.34m x 1.37m)

**Bedroom Two**
9'5 x 8'3 (2.87m x 2.51m)

**Bedroom Three**
9'5 x 7'6 (2.87m x 2.29m)

**Bathroom**
6'6 x 5'7 (1.98m x 1.70m)

**Gardens**
The gardens are a key selling point for any family looking at this stunning home. They are fully enclosed and perfect for enjoying the Cornish sunshine. As well as the lawned area of garden you will find a lovely pagoda, a seating area that is perfect for entertaining and an area to the side, with greenhouse and a covered workspace with electric and lighting that's ideal for a garden shed or hiding away garden tools.

**Garage**
16'10 x 9'9 (5.13m x 2.97m)

**Parking**
There is parking to the front of the house and seperate parking to the front of the garage.

## Directions
Sat Nav:
What3words:

For further information please contact Camel Coastal & Country.

## Property Information
Age of Construction: 2017
Construction Type: Block with Cornish Stone
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: C
EPC: C71
Tenure: Freehold
Site Management fees: 1st Sept 2025 - 31st Aug 2026 - £215.66. 2026/2027 - £223.89(est)

## 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



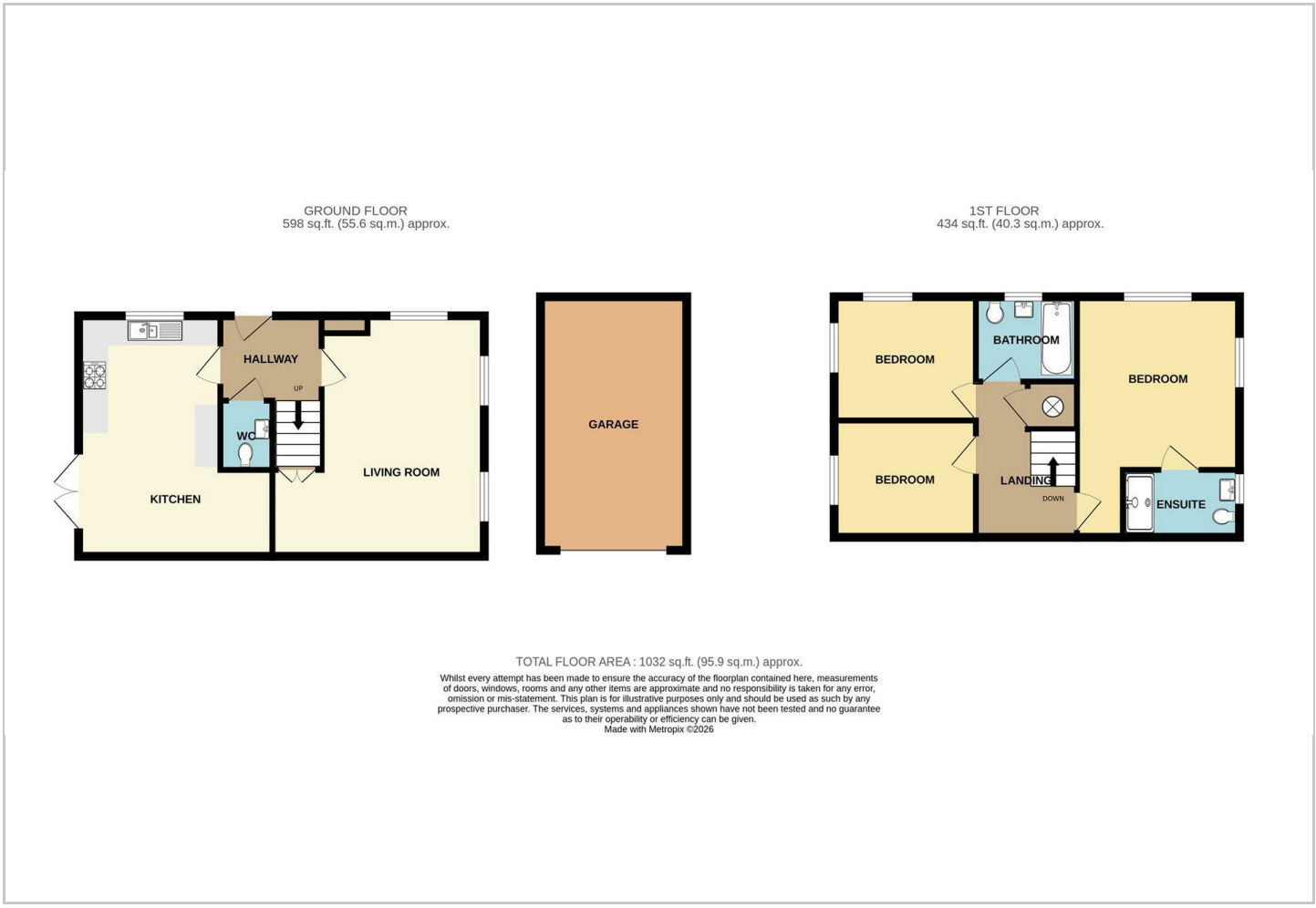

## Hybrid Map




## Terrain Map



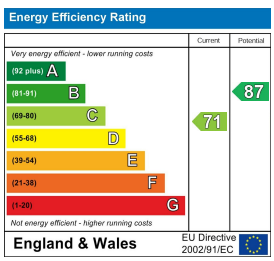

## Floor Plan




## 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.

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