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CAMEL

COASTAL & COUNTRY



41 Wheal Albert Road

Goonhavern, TR4 9FF

Guide Price £350,000



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The Property

Situated within the popular village of Goonhavern, this immaculately presented three-bedroom link-detached home offers stylish, modern accommodation that is ready to move straight into.

The ground floor comprises a spacious living room with French doors opening onto the rear garden, together with a well-appointed kitchen/dining room, which also benefits from French doors leading outside, to the southerly facing gardens. A convenient downstairs WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with an ensuite shower room, alongside a modern family bathroom.

Outside, the property enjoys gardens to both the front and rear. The front garden is laid to lawn with a hedge border, while the rear has been thoughtfully designed for low-maintenance living, featuring a large sunny decked seating area, a smaller lawned garden and a greenhouse. The rear garden is a real sun trap, making it the perfect place to relax or entertain.

Further benefits include a garage and tandem driveway parking for two vehicles.

The village itself is ideally positioned just a short drive from the golden sands of Perranporth Beach and the stunning North Cornish coastline. The village offers a range of everyday amenities, including a village shop, /post office garden centre, popular cafés and a traditional pub, while excellent transport links provide easy access to nearby Truro, Newquay and beyond.

Entrance Hall

Living Room

16'1 x 14'1 (4.90m x 4.29m)

Kitchen/Diner

16'1 x 12'11 (4.90m x 3.94m)

W.C

4'9 x 3'3 (1.45m x 0.99m)

Landing

Bedroom One

11'3 x 10'10 (3.43m x 3.30m)

Ensuite Shower Room

7'7 x 4'6 (2.31m x 1.37m)

Bedroom Two

9'5 x 8'5 (2.87m x 2.57m)

Bedroom Three

9'5 x 7'6 (2.87m x 2.29m)

Bathroom

6'7 x 4'11 (2.01m x 1.50m)

Gardens

The gardens can be found at the front and rear of the property. The front are laid to lawn with a hedge border and the rear are divided into a large sunny decked garden and a smaller lawned garden with greenhouse. The rear gardens are a real sun trap and consisted to be low maintenance.

Garage

17'0 x 8'6 (5.18m x 2.59m)

Parking

There is parking for two cars in tandem in front of the garage.

Directions

Sat Nav: TR4 9FF

What3words: ///shunning.mush.oasis

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2016

Construction Type: Block

Heating: Electric

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: C

EPC: C

Tenure: Freehold

Estate management fees: Annual fee applies. Awaiting confirmation

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



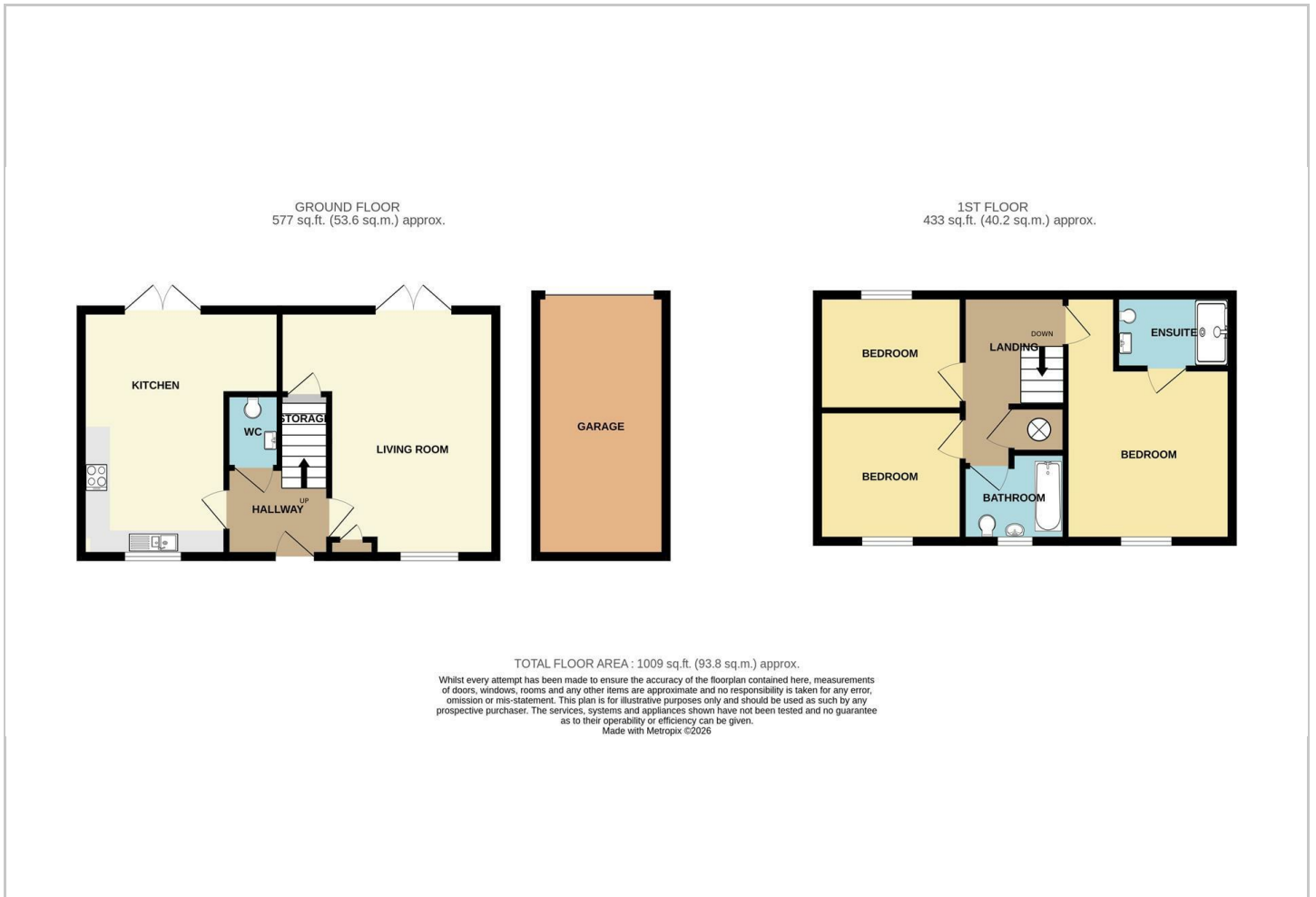
Hybrid Map



Terrain Map



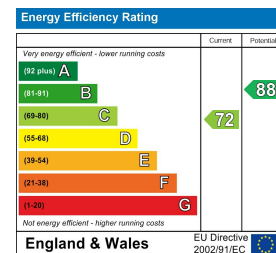
Floor Plan



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