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## 5 Newberry Lane, Goonhavern TR4 9FE

**£199,500**

AN EXCEPTIONALLY WELL PRESENTED TWO BEDROOM SECTION 106 AFFORDABLE HOME. THIS PROPERTY IS OFFERED AT 70% OF THE OPEN MARKET VALUE AND OFFERS MANY UPGRADES AND IMPROVEMENTS WITH A NEAT ENCLOSED REAR GARDEN AND PARKING FOR TWO CARS, OFFERED WITH NO ONWARD CHAIN.

**PROPERTY TYPE:** House - Semi-Detached

**RECEPTIONS:** 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

### FEATURES:

- EXCEPTIONAL TWO BEDROOM SECTION 106 AFFORDABLE HOME
- MANY UPGRADES AND IMPROVEMENTS
- NO ONWARD CHAIN
- INCREDIBLY SPACIOUS
- TWO PARKING SPACES
- NEAT ENCLOSED REAR GARDEN
- PLENTY OF BUILT IN STORAGE
- CONVENIENT LOCATION BETWEEN NEWQUAY AND TRURO

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## DESCRIPTION:

Welcome to Number Five Newberry Lane, a rare opportunity to purchase an immaculately presented two bedroom semi-detached house. This property is a section 106 affordable home offered at 70% of the open market value.

Goonhavern offers a good range of day to day amenities including a well regarded Primary School, Public House, General Store and Garden Centre. From Goonhavern, the nearest beach is at Perranporth approximately two miles away and is renowned for its three mile stretch of golden sand, you will also find many inland and coastal walks for all abilities. Holywell Bay which is a real hidden gem is also within close proximity and the stunning vast expanse of golden sand at Crantock is also within easy reach. This village lies approximately five miles south east of the vibrant town of Newquay which offers a wide and varied range of shops, cafes and bars, not to mention some of the most stunning beaches and coastline on the north Cornish coast. The Cathedral City of Truro is around eight miles away and offers a more comprehensive range of facilities.

This beautifully presented home offers bright and spacious accommodation, thoughtfully arranged for comfortable modern living.

Upon entering, you're welcomed by a practical entrance hallway with ample space for coats and shoes, along with stairs leading to the first floor. On the ground floor, the generously sized lounge is filled with natural light from a front-facing window and features a stylish media wall with excellent built-in storage.

To the rear, the kitchen — updated in 2023 — is well-equipped with a wide range of units, sleek marble worktops, an integrated fridge freezer, and a double oven. The washing machine and dishwasher are available by separate negotiation. From the kitchen, there is access to the rear garden and a useful ground-floor WC.

Upstairs, you'll find two spacious double bedrooms. The main bedroom is particularly generous and includes a built-in cupboard housing the water tank. The second bedroom overlooks the rear garden and also benefits from ample storage. Completing the first floor is the beautifully upgraded bathroom, fully tiled and featuring a large walk-in shower, WC, and wash basin.

The property is heated via an efficient wet electric heating system.

Externally, the front of the home offers allocated parking for two vehicles, while the rear garden is private and beautifully landscaped, featuring a patio, lawn, and a range of mature plants and shrubs — ideal for relaxing or entertaining.

At Newberry Lane, there is a freehold management charge of £215.00 per year.

### Eligibility:

The buyer will need to have a local area connection to Perranzabuloe.

- Residency/permanent employment of 16 + hours per week for 3 + years
- OR
- Former residency of 5 + years
- OR
- Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5 + years

After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of Cubert, St Newlyn East, St Allen, Kenwyn and St Agnes.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas)

In addition the applicant will need to:

Be in Housing Need — i.e. living with family/renting and otherwise unable to afford a home on the open market

Have a maximum household income of £80,000

Have a minimum 10% deposit (or 5% with relevant AIP)

Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)

Have viewed and offered on the property

## Hallway

1.96m x 1.63m (6'5 x 5'4)

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Lounge  
4.01m x 3.51m (13'2 x 11'6)

Kitchen Diner  
4.27m x 3.35m (14'0 x 11'0)

Rear Hallway  
1.63m x 1.60m (5'4 x 5'3 )

Cloakroom  
1.73m x 1.32m (5'8 x 4'4)

Bedroom 1  
4.70m x 3.76m (15'5 x 12'4)

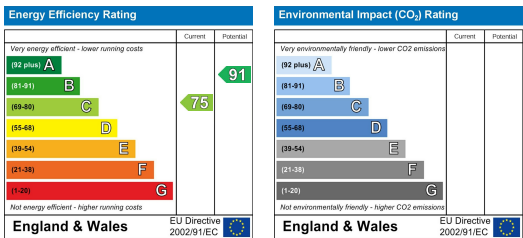
Bedroom 2  
3.81m x 2.49m (12'6 x 8'2)

Bathroom  
2.16m x 1.91m (7'1 x 6'3)

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FLOORPLAN:



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.

