

12 Kew Carrek, Goonhavern, TR4 9FY



VILLAGE LOCATION | GARAGE | CORNER PLOT | A beautifully presented three-bedroom semi-detached family home, occupying a generous corner plot within a sought-after modern development in the popular village of Goonhavern with sunny rear garden, garage and parking.

- Excellent condition throughout
- Garage and parking
- Modern development
- 3 bedrooms (one en-suite)
- Kitchen/diner onto garden and patio
- Private south-westerly facing rear garden
- Popular village location between Newquay and Truro

Price £329,950 Freehold

Kew Carrek is located on a recently completed development on the edge of Goonhavern. Goonhavern is a very popular village due to it's proximity to the beaches Newquay and Perranporth have to offer with also being a short drive to Truro city centre. Just a 5 minute walk from the very popular garden centre and other amenities on offer, it's ideal for couples looking to buy a family home in the village.

The property is approached via a pedestrian path to the front door leading to the entrance hallway, From the front door, the property enters into a spacious hall where the WC is located. The kitchen/Diner has a wide range of floor and wall mounted wood grain units under a natural woof effect worktop. The kitchen has recesses for a fridge, freezer, dishwasher and washing machine as well as an integral oven and hob. This room also provides ample room for a dining table large enough to seat 8 and a handy range of built in storage cupboard. The lounge provides ample room for a family with a useful under stairs recess ideal for a computer desk or additional built in storage. The current owner fitted a lift to the master bedroom. This can be part of the sale by negotiation or the property can be put back to it's original condition.

On the first floor is the master bedroom is equipped with an en-suite with walk in shower cubicle. There are 2 further bedrooms, both capable of accommodating a double bed, and a family bathroom with full length bath. Both the en-suite and bathroom have been refurbished with modern floor to ceiling tiles throughout.

TENURE

Freehold. £210 per annum estate management fee.

The property is also responsible for 1/6 of the building insurance for number 13, as ground rent for the garage.

SERVICES

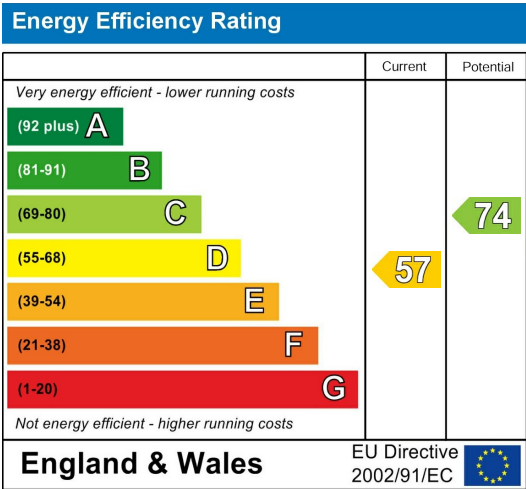
Mains electricity, water and drainage

COUNCIL TAX

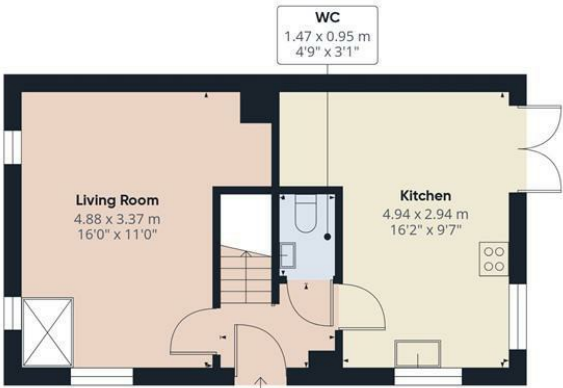
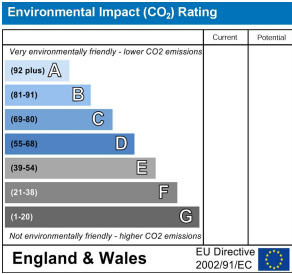
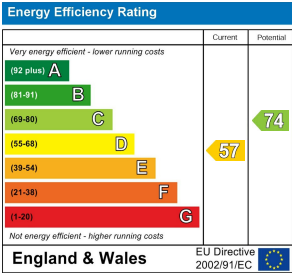
Band C

INTERNAL LIFT

The lift in the lounge can be removed and all necessary work done to return the ceiling in the living room and the floor in the main bedroom to their original condition prior to completion of sale. If any potential purchaser is interested in the lift, there will be a £10,000 fixtures supplement added to the agreed sale price.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
90.2 m²
970 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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