



NEWQUAY
PROPERTY
CENTRE



14 Levan Grove , Penrose, Goonhavern, Truro, Cornwall, TR4 9GQ

A BRAND-NEW LUXURY PARK HOME ON GOONHAVERN'S NEWEST AND ARGUABLY BEST FULLY RESIDENTIAL PARK. VERY SPACIOUS OPEN PLAN LIVING SPACE, OOZING QUALITY THROUGHOUT WITH TWO BIG BEDROOMS INCLUDING ONE EN-SUITE, GREAT GARDENS AND TWO PARKING SPACES- AMAZING!

£289,950
Leasehold

our ref: CNN10373

KEY FEATURES



2

- BRAND NEW DEVELOPMENT
- STUNNING HIGH SPEC HOME
- FULLY RESIDENTIAL SITE
- LOVELY SIZE PLOT AND TRIPLE PARKING



2

- SOLD FULLY FURNISHED
- INTERGRATED APPLIANCES THROUGHOUT



2

- MASTER EN-SUITE
- GREAT VILLAGE LOCATION
- NO STAMP DUTY TO PAY
- MAINS SERVICES: WATER, ELECTRIC & DRAINAGE

Energy rating (EPC) EXEMPT

Council tax band: **A**

SUMMARY

Goonhavern is a popular village in north Cornwall, it is on the A3075 Newquay to Chiverton Cross road, about 2 miles from Perranporth. Within the village there is a popular local park, sought after primary school, village store/post office, garden centre and several campsites as well as a traditional village pub. Well located for easy access to the cathedral city of Truro and the large coastal town of Newquay. Its closest town: Perranporth, is a firm favourite with locals and holiday makers, with a beautiful golden sand beach which is one of the most favoured within the county.

Levan Grove is a brand-new small development of fully residential luxury park homes, the first of its kind in Goonhavern. No.14 is a luxury 45' x 22' Oakgrove Waverton double unit which is complete and ready for immediate occupation.

The property itself is a true wow factor, modern home with many bespoke and individual features, which offers contemporary, peaceful living for persons of 40 years of age and over.

A spacious entrance makes way to a stunning open plan kitchen/diner. Flooded with light from dual aspect windows and Velux's fitted within an impressive, vaulted ceiling, all of which helps to enhance the feeling of light and space. The



kitchen is fitted with a quality range of "on trend" grey finish units with gorgeous quartz worksurfaces and desirable breakfast bar. Full integrated appliances include eye level double oven and microwave, surface mounted hob, overhead canopy extractor as well as dishwasher, washer/dryer, and fridge/freezer. There is also spacious area for dining.

Glazed double doors lead into an equally impressive, vaulted ceiling living room, very spacious at nearly 21ft in length, again flooded with light and providing access via patio door onto an enclosed sun deck.

An inner hallway provides access to two great size double bedrooms, both with fully fitted bedroom furniture. The largest has a full walk-through his 'n' hers wardrobes through to a fully fitted shower en-suite with beautiful tiling, rainfall shower and large double cubicle, as well as wash basin and WC.

This sleek modern style is mirrored in the main shower suite with beautiful tiling and contemporary white sanitary ware.

Throughout the property there is private gas fired central heating and UPVC double glazing. The property is sold fully furnished throughout.

Externally the home is sited on great size plot with a level lawn to three side and a large block paved triple driveway to the front. There is also a very useful large solid storage shed.

The site has one of the lowest minimum age requirements we are aware of at 40 years and over. Pets are permitted. The Ground Rent is £140 per calendar month.

Across Mid and North Cornwall, we see many park homes site but rarely do we see any as spacious and high spec as this development. Within a beautiful setting offering some of the finest specification park homes we have ever seen. These are quality brand-new forever homes.

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ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. LPG Gas.

Broadband: Full Fibre Broadband. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: Brick Paved Parking for at least 2 cars

Heating and hot water: LPG Central Heating – Combi Boiler

Construction: Park Home – Full Residential Spec BS3632

Covenants: Aged 40 years and over only

Accessibility: Level plot, turfed garden with pre fab concrete shed and fencing, front decking with tinted glass



FLOORPLAN & DIMENSIONS

Kitchen/Diner

20' 10" x 12' 5" (6.35m x 3.78m)

Lounge

20' 10" x 11' 5" (6.35m x 3.48m)

Bedroom 1

11' 0" x 10' 0" (3.35m x 3.05m)

Walk through Wardrobe

5' 7" x 4' 2" (1.70m x 1.27m)

En-suite

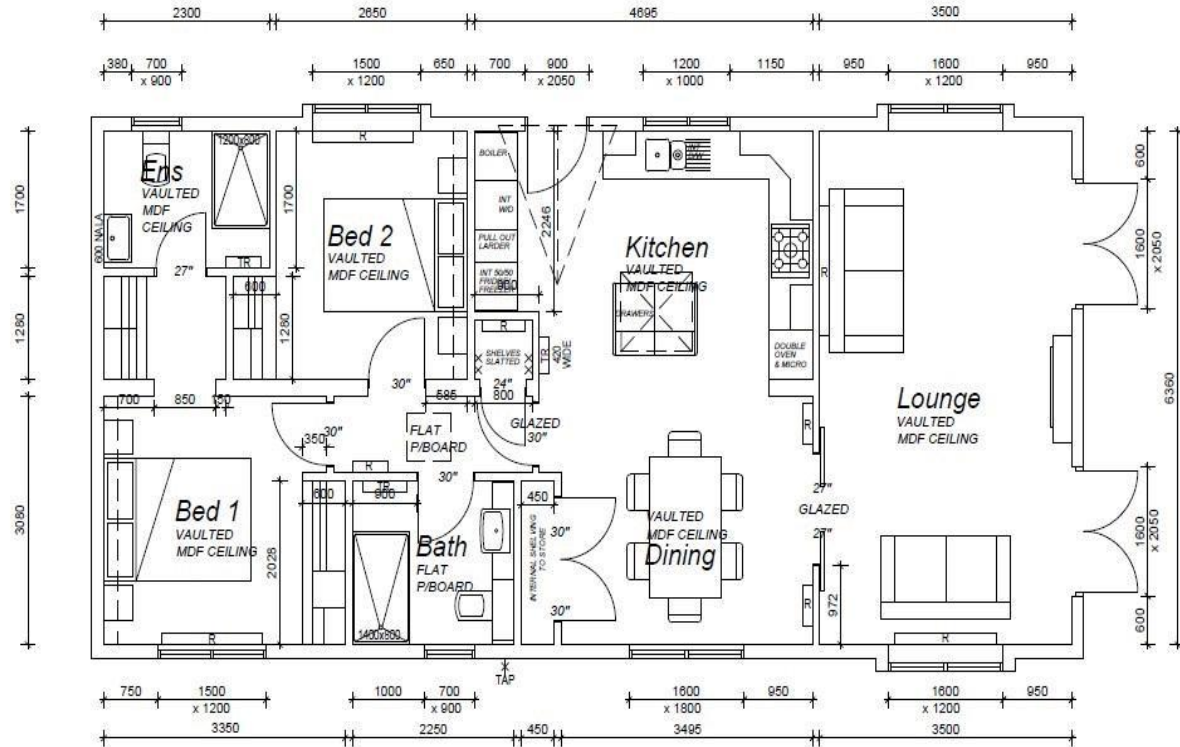
7' 6" x 5' 6" (2.28m x 1.68m)

Bedroom 2

10' 8" x 10' 0" (3.25m x 3.05m)

Shower Room

7' 4" x 6' 7" (2.23m x 2.01m)



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