

# NEW QUAY PROPERTY CENTRE



A BRAND NEW LUXURY PARK HOME ON GOONHAVERNS 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!



2 Merryn Close, Goonhavern, Truro, TR4 9QF

£285,000  
Leasehold

our ref: CNN9075

01637 875161

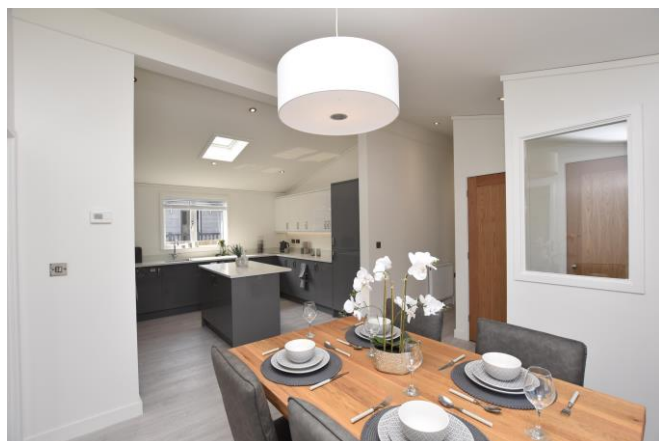
# IN BRIEF...

- Type: Bungalow
- Style: Detached
- Age: New Build
- Bedrooms: 2
- Reception rooms: 2
- Bathrooms: 2
- EPC: N/A
- Council tax band: N/A
- Mains Service: Water, Electric & Drainage
- BRAND NEW DEVELOPMENT
- STUNNING HIGH SPEC HOME
- FULLY RESIDENTIAL SITE
- LOVELY SIZE PLOT & DOUBLE PARKING
- SOLD FULLY FURNISHED
- INTEGRATED APPLIANCES THROUGHOUT
- MASTER EN-SUITE
- GREAT VILLAGE LOCATION
- NO STAMP DUTY TO PAY



## OWNERSAYS...

“With this park I wanted something special so I've gone for the best homes on great size plots.”



## CONSIDER THIS...

WHAT WE LOVE: 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.

## MOREDETAIL...

**SUMMARY:** Merryn Close is a brand-new small development of fully residential luxury park homes, the first of its kind in Goonhavern. No.2 is a luxury 45' x 22' 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, that 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" gloss finish units with gorgeous quartz worksurfaces and desirable island unit. Full integrated appliances include eye level double oven, 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, 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 wardrobe with his'n'ers hanging space 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 bathroom with beautiful tiling and contemporary white sanitary ware as well as a full three piece bath suite.

Throughout the property there is 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 double 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.



## THELOCATION...

**LOCATION:** 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.

### SHOPPING

- Village Shop
- Perranporth
- Truro

### RELAXING

- Perranporth Beach
- The New Inn
- Perranporth Golf Club

### TRAVEL

- Village Bus Service
- Truro Train Station
- Cornwall Airport Newquay





FLOOR PLAN CURRENTLY BEING COMPILED

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## THE DIMENSIONS...

### Entrance Hall

### Open Plan Kitchen/Diner

20' 10" x 12' 9" (6.35m x 3.88m)

### Living Room

20' 10" x 11' 6" (6.35m x 3.50m)

### Bedroom One

15' 10" x 9' 9" (4.82m x 2.97m)

### Ensuite

7' 8" x 5' 7" (2.34m x 1.70m)

### Bedroom Two

10' 10" x 10' 1" (3.30m x 3.07m)

### Bathroom

7' 3" x 7' 1" (2.21m x 2.16m)

### Large Deck

### Paved Parking

## MORE INFO...

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email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.