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CAMEL

COASTAL & COUNTRY



2 Merryn Close Penrose Residential Park

Goonhavern, Truro, TR4 9QF

Guide Price £275,000



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The Property

An immaculate luxury park home, set within Goonhavern's newest and most sought-after fully residential park for the over 40s.

Beautifully maintained by its current owner, this spacious home offers an impressive open-plan living area, finished to a high standard with thoughtful design and quality touches throughout. There are two generously sized bedrooms, including a superb master suite with dressing area and en-suite shower room.

Outside, the property enjoys lawned gardens and the benefit of three to four private parking spaces.

A rare opportunity to purchase a nearly new, high-quality home in this peaceful and friendly community, just a short distance from Goonhavern village amenities and the Cornish coast.

The location of the property on the site is thought to be a sought after spot, due to it being towards the end of the development, in a tucked away cul-de-sac. Internal viewing is strongly recommended.

Open-Plan Kitchen/Diner

Living Room

20'0 x 11'7 (6.10m x 3.53m)

Inner Hallway

9'1 x 4'2 (2.77m x 1.27m)

Master Bedroom

10'2 x 9'5 (3.10m x 2.87m)

Dressing Area

En-Suite Shower Room

7'9 x 5'8 (2.36m x 1.73m)

Bedroom Two

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

Bathroom

7'4 x 7'1 (2.24m x 2.16m)

Driveway Parking

The block paved driveway to the side of the property provides parking for 4 cars.

Gardens

There are lawned gardens to the rear of the property and a lovely sun terrace to the front, with French doors into the living Room.

Directions

Sat Nav: TR4 9QF

What3words: ///expect.subplot.nation

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2022

Construction Type: Timber

Heating: Oil

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: A

EPC: Exempt - Movable Property

Tenure: Leasehold. (In Perpetuity)

Pitch Fees: £140.00 PCM

Tel: 01872 571454

Restrictions: The site is restricted to residents being over 40yrs old.

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

GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



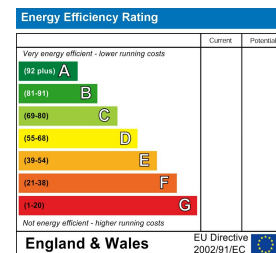
TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

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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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



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