



**11 Levan Grove, Truro, TR4 9GQ**  
**Asking Price £274,950**

CALL TODAY TO ARRANGE A SITE TOUR ---- A Fully furnished and chain free home that is finished to the highest quality. This exclusive site is available to over 40's and just a 5 min drive to the beach.

## The Property

Fully Furnished and Ready to Move in!!! Camel Coastal & Country and delighted to bring this stunning brand-new luxury bungalow to the market. Located in Goonhavern's newest and most sought-after fully residential park.

This exceptional property boasts an expansive open-plan living area, designed with impeccable attention to detail and quality throughout. Featuring two generously sized bedrooms, including a luxurious en-suite and dressing area to the master bedroom.

This home offers comfort and style in equal measure. Outside, you'll find lawned gardens, and the convenience of three/four private parking spaces.

Available fully furnished, this truly is the perfect blend of modern living and serene surroundings,

### Living Room

### Balcony

### Kitchen/Diner

### Bedroom

### Bedroom

### Dressing Area

### En-Suite

### Bathroom

### Hallway

### Gardens

There are lawned gardens to the sides and rear of the property and the added benefit of the balcony, set off the living room.

### Parking

### Directions

Sat Nav: TR4 9GQ

What3words: ///stealthier.scooped.oddly

For further help please contact Camel Coastal & Country

## Property Information

Age of Construction: 2024

Construction Type: Timber

Heating: Mains LPG Gas (Bulk tank)

Electrical Supply: Mains (EDF)

Water Supply: Mains

Sewage: Septic Tank

Internet: Superfast Broadband

Council Tax: A

EPC: Exempt

Tenure: Leasehold. (In Perpetuity)

Pitch Fees: £140.00 PCM

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

\*Please note. Pictures may vary between homes, as we have more than one home available on this site.

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, 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.

## Floor Plan

## Area Map



## Energy Efficiency Graph

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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