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28 Gwel An Woon, Truro TR4 9FZ

£132,000

AN EXCEPTIONALLY WELL PRESENTED TWO BEDROOM 45% SHARED OWNERSHIP HOME. THIS PROPERTY IS IMMACULATLY PRESENTED WITH A NEAT ENCLOSED REAR GARDEN AND PARKING FOR TWO CARS. IT'S CONVENIENTLY POSITIONED IN A QUIET CUL DE SAC WITHIN THE HIGHLY DESIRABLE VILLAGE OF GOONHAVERN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 2

FEATURES:

- EXCEPTIONALLY WELL PRESENTED TWO DOUBLE BEDROOM SHARED OWNERSHIP HOME
- 45% SHARE
- DRIVEWAY PARKING FOR TWO CARS
- QUIET, TUCKED AWAY CUL DE SAC LOCATION
- MAIN BEDROOM EN SUITE
- PLENTY OF STORAGE
- EV CHARGER
- CONVENIENTLY LOCATED BETWEEN NEWQUAY AND TRURO
- FLOOR PLAN TO FOLLOW
- NEAT, ENCLOSED REAR GARDEN

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to Number Twenty Eight, Gwel an Woon – a rare opportunity to acquire an immaculately presented two-bedroom semi-detached home. This property is available as a 45% shared ownership.

Goonhavern provides a range of everyday amenities, including a well-regarded primary school, a public house, a general store, and a garden centre. The stunning beach at Perranporth is just two miles away, boasting a three-mile stretch of golden sand. The area also offers numerous coastal and inland walks suitable for all abilities. Nearby Holywell Bay is a true hidden gem, while the expansive golden sands at Crantock are also easily accessible.

The village is approximately five miles southeast of the vibrant town of Newquay, which features a variety of shops, cafés, and bars, as well as some of the most spectacular beaches and coastline on the North Cornwall coast. For more comprehensive facilities, the Cathedral City of Truro is around eight miles away.

Shared ownership properties are intended to provide accommodation for people in housing need, for first time buyers or for those who wish to get onto the property ladder and the criteria for applicants are as follows:-

1. The buyer is in need of accommodation.
2. The buyer's income is sufficient to purchase the property and is adequate to meet its future outgoings.
3. The buyer must not own another property
4. The buyer must meet the local connection requirement, see below:

LOCAL AREA CONNECTION CRITERIA: A local area connection to Peranzabuloe must be demonstrated.

COSTS AND RENTAL PAYMENTS

The share purchase price is calculated using the full market value and the percentage share purchased.

Based on a 45% share, the share purchase price will be £132,000 and the rent will be £376.98 a month including the service charge and buildings insurance.

This beautifully presented home offers bright and spacious accommodation, thoughtfully designed for comfortable modern living.

On entering, you are greeted by a practical entrance hallway, providing ample space for coats and shoes, along with stairs leading to the first floor. The ground floor features a generously sized lounge, flooded with natural light and with doors opening directly onto the rear garden.

The kitchen is well-appointed with a range of stylish grey gloss units, integrated fridge freezer, electric hob, and double oven. From the kitchen, a door leads to the side of the property and also provides access to the utility area, which offers space and plumbing for a washing machine, as well as a convenient cloakroom.

Upstairs, there are two spacious double bedrooms, both overlooking the rear garden. Each bedroom features ample built-in storage, with one benefiting from an ensuite shower room complete with a double shower, WC, and wash basin. The first floor is completed by a beautifully presented family bathroom, fully tiled and featuring a bath with overhead shower, WC, and wash basin.

The property is heated efficiently via an air source heat pump.

Externally, the front of the home provides allocated parking for two vehicles, including an EV charger. The rear garden is private and thoughtfully landscaped, featuring a patio, lawn, and a variety of mature plants and shrubs—perfect for relaxing or entertaining.

In summary, this is a rare opportunity to purchase a brilliant two double bedroom house with a beautifully landscaped garden.

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Hallway
1.88m x 1.27m (6'2 x 4'2)

Lounge
3.76m x 3.43m (12'4 x 11'3)

Kitchen
3.38m x 2.95m (11'1 x 9'8)

Utility
1.75m x 1.57m (5'9 x 5'2)

Cloakroom
1.45m x 1.14m (4'9 x 3'9)

Bedroom 1
3.53m x 2.49m (11'7 x 8'2)

En Suite
1.42m x 1.32m (4'8 x 4'4)

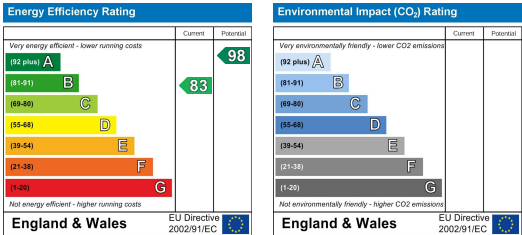
Bedroom 2
3.25m x 2.21m (10'8 x 7'3)

Bathroom
1.88m x 1.83m (6'2 x 6'0)

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FLOORPLAN:



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