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CAMEL

COASTAL & COUNTRY



7 Pamelas Way

Moorland View Residential Park, Indian Queens, St. Columb, TR9 6GU

Guide Price £229,500

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The Bungalow
Fully refurbished, detached bungalow (New cladding due prior to completion)

Positioned on this attractive new fully residential park in Indian Queen, this superb brand-new luxury bungalow offers modern accommodation, quality finishes and a low-maintenance lifestyle.

The property centres around a spacious kitchen/diner, featuring a stylish high-quality fitted kitchen and generous living room that provides a comfortable space to relax, with glazed doors leading out to the sun terrace and gardens.

There are three well-sized bedrooms, including an impressive master bedroom with its own en-suite shower room, as well as a family bathroom.

The outside space is equally appealing, with a combination of lawn and patio providing areas to sit and enjoy the surroundings, while driveway parking adds further convenience.

Offered fully furnished, this is a ready-to-enjoy new home in a peaceful and well-connected location. With the North Cornwall coast within easy reach and convenient access to the A30, it is ideally suited to those looking for a modern home in a tranquil setting.

Living Room/Kitchen/Diner
19'0 x 18'6 (5.79m x 5.64m)

Bedroom One
12'7 x 10'2 (3.84m x 3.10m)

Ensuite Shower Room
8'1 x 4'3 (2.46m x 1.30m)

Inner Hallway

Bedroom Two
12'5 x 9'2 (3.78m x 2.79m)

Bedroom Three
9'6 x 8'9 (2.90m x 2.67m)

Bathroom
6'4 x 5'6 (1.93m x 1.68m)

Parking
Driveway parking with a hardstanding for a timber garage or garden store.

Gardens
Lawned gardens and sun terrace.

Directions
Sat Nav: TR9 6GU
What3words: ///fondest.processes.exposing
Google Map Codes: C32H+5RF Saint Columb

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: Refurbished in 2026
Construction Type: Timber
Heating: Mains LPG Gas (Bulk tank)
Electrical Supply: Mains (EDF)
Water Supply: Metered and charged by the site
Sewage: Septic Tank
Internet: Superfast Broadband
Council Tax: A
EPC: Exempt
Tenure: Leasehold. (In Perpetuity)
Pitch Fees: £150.00 PCM
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



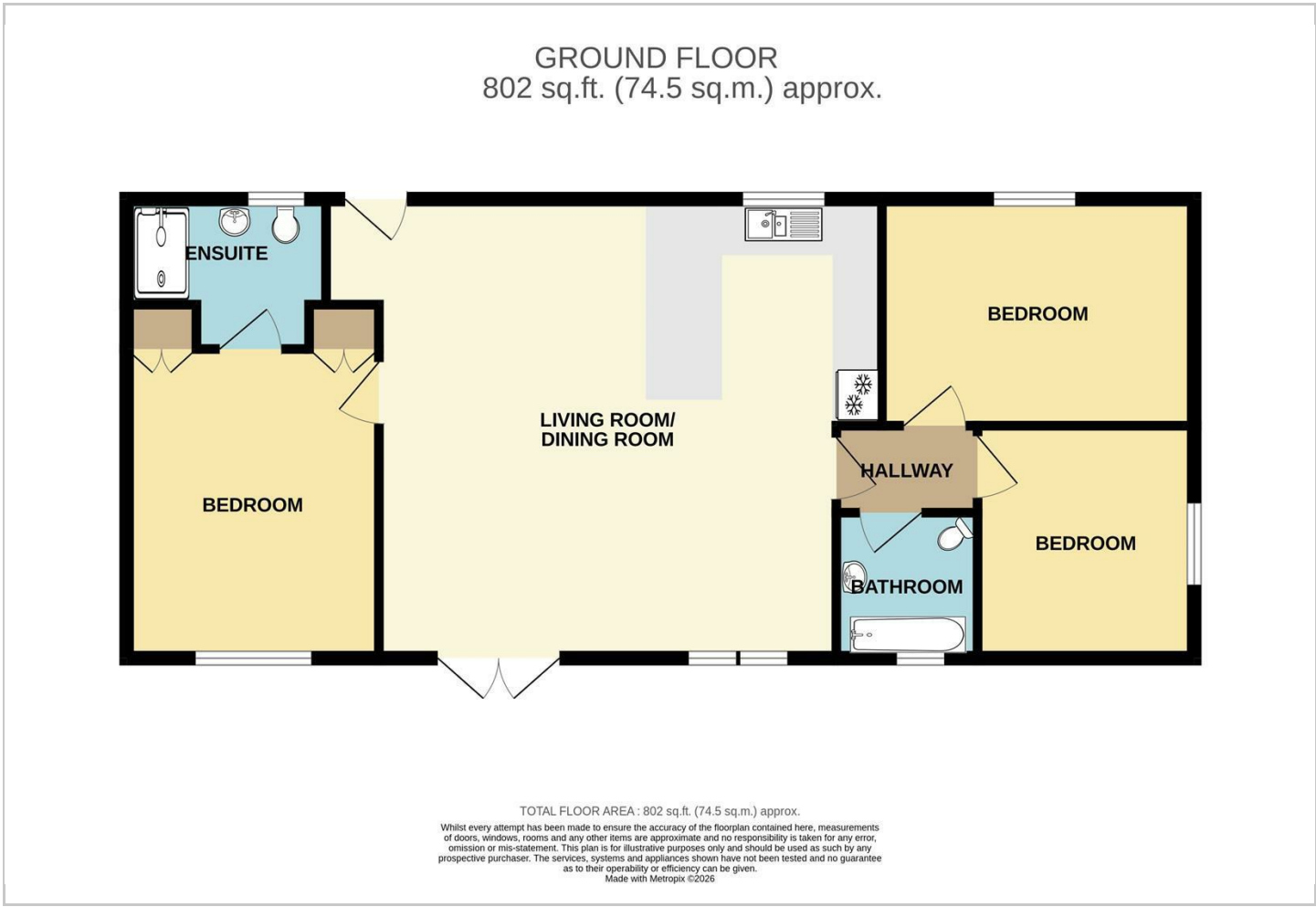
Hybrid Map



Terrain Map



Floor Plan



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

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.

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