







Plot 11 Pamelas Way, Indian Queens, TR9 6GU

Guide Price £269,500

A stunningly presented, new, 2 double bedroom, fully furnished home for the over 40's on this full time residential site.

The Bungalow

Stylish New Home in Indian Queen

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 two well-sized bedrooms, including an impressive principal bedroom with its own en-suite and a separate dressing room/wardrobe area.

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 20'11 x 11'5 (6.38m x 3.48m)

Sun Terrace

Kitchen/Diner 20'11 x 13'6 (6.38m x 4.11m)

Bedroom One 10'4 x 8'11 (3.15m x 2.72m)

Dressing Area

Ensuite 7'6 x 5'7 (2.29m x 1.70m)

Bedroom Two 10'2 x 8'8 (3.10m x 2.64m)

Shower Room 7'6 x 6'7 (2.29m x 2.01m)

Outside

There is a sun terrace off the living room and gardens to the side and rear, these are partly lawned and partly paved. The gardens are currently open but can be enclosed by any new owner.

Parking

Directions

Sat Nav: TR9 6GU
What3words: ///embodied.buckling.verges

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 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.

Floor Plan

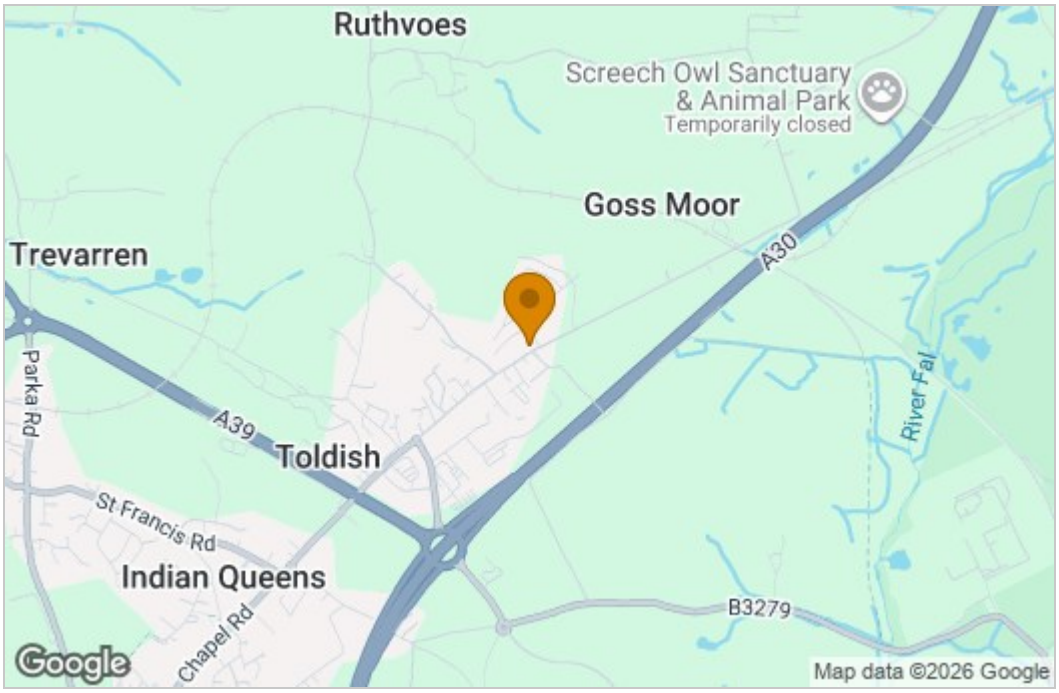
GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



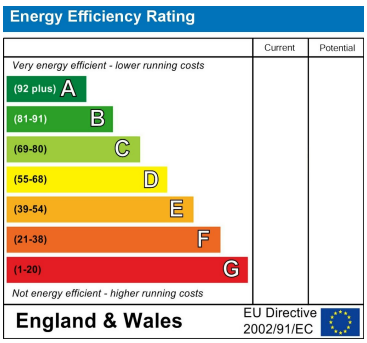
TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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