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1 Clemens Avenue, Tregunnel Park, Newquay TR7 2AW

£185,000

A NEARLY-NEW 36' X 12' TIMBER VENTURE PARK HOME, ONLY 6 MONTHS OLD AND PRESENTED IN SHOW-HOME CONDITION, ENJOYING A SOUTH-FACING POSITION WITH GANNEL VIEWS. SET WITHIN THE TRANQUIL OVER-50S TREGUNNEL PARK, IT OFFERS CONTEMPORARY OPEN-PLAN LIVING, ECONOMICAL RUNNING COSTS, AND A SIMPLE LOW-MAINTENANCE LIFESTYLE CLOSE TO NEWQUAY.

PROPERTY TYPE: Park Home

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

FEATURES:

- SIX MONTH OLD 36' X 12' TIMBER VENTURE PARK HOME
- INCREDIBLE POSITION WITH SOUTH FACING GANNEL VIEWS
- PARKING FOR TWO CARS
- LARGE SOUTH FACING TERRACE AND LOW MAINTENANCE REAR AREA
- AVAILABLE FULLY FURNISHED
- JUST A FEW MINUTES WALK TO THE RIVER GANNEL VIA A PRIVATE FOOTPATH
- PITCH FEE £180 PCM
- KITCHEN APPLIANCES NEVER USED
- PRESENTED TO A FLAWLESS STANDARD
- OVER 50S SITE

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DESCRIPTION:

Situated within this peaceful and welcoming residential park for those aged 50 and over, this exceptional home offers a relaxed, low-maintenance lifestyle in a stunning coastal setting. Tregunnel Park combines tranquillity and convenience, with Newquay's famous beaches, picturesque countryside, local amenities, and transport connections all within easy reach. Only six months old, the property has been carefully maintained and offers the feel and finish of a new home, with the added benefit of being fully furnished and ready for immediate occupation. Blinds are included throughout, making this an ideal opportunity for those looking for a simple and effortless move.

Inside, the accommodation has been thoughtfully designed to maximise space, light, and comfort. The impressive open-plan living area provides a welcoming space for relaxing and entertaining, with large windows allowing natural light to flood in while showcasing the beautiful outlook towards the Gannel. The modern kitchen is fitted with contemporary units and integrated appliances, all of which have remained unused since installation, offering a fresh and practical space for everyday living. The appliances have a three year warranty.

The well-proportioned bedroom provides a peaceful retreat and features a built-in wardrobe for convenient storage. The stylish shower room is finished to a high standard, incorporating a walk-in shower, modern vanity unit with storage, and heated towel rail.

Outside, the property benefits from a private block-paved driveway with parking for two vehicles. The low-maintenance surroundings allow more time to enjoy the lifestyle on offer, while the attractive veranda provides the perfect place to sit back, relax, and take in the southerly views.

THE LEASE:

Length of Lease: Everlasting lease agreement
Lease Start Date: 1999
Ground rent: £180.00 per month
Ground rent review period: Annually
Residential letting: Not permitted
Holiday letting: Not permitted
Pets: Permitted

A rare opportunity to secure a high-quality, near-new Timber Venture home in one of Newquay's most desirable park locations, offering modern living, beautiful surroundings, and a truly enviable coastal lifestyle. It has a Ten Year Gold Seal Warranty and the roof has a 40 year warranty.

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Hallway
1.42 x 0.84 (4'7" x 2'9")

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Kitchen/Lounge/Diner
6.25 x 3.38 (20'6" x 11'1")

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Bedroom
3.38 x 2.85 (11'1" x 9'4")

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Shower Room
2.46 x 1.37 (8'0" x 4'5")

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

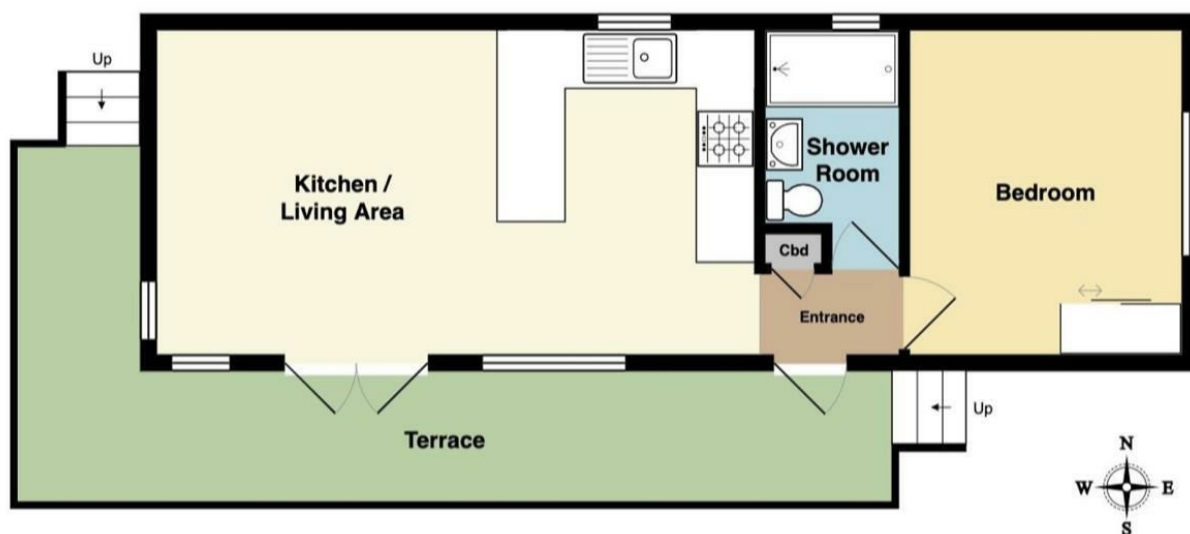
All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

Ground Floor
Area (approx): 36.6 m² ... 394 ft²



Total Area: 36.6 m² ... 394 ft² (excluding terrace)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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