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## 1 Palm Way Fir Hill Park, Newquay TR8 4UR

**£227,500**

LUXURY PARK HOME LIVING AT ITS BEST!

PLEASE CONTACT MO MOVE NEWQUAY FOR MORE DETAILS.

POSITIONED ON A PROMINENT PLOT WITH A WESTERLY FACING SUN DECK, THIS LUXURIOUS, TWO DOUBLE BEDROOM 'PATHFINDER' PARK HOME IS FLAWLESSLY PRESENTED AND IS LOCATED ON THE SMALL, LUXURIOUS AND HIGHLY DESIRABLE GATED DEVELOPMENT OF FIR HILL PARK, JUST A TEN MINUTE DRIVE TO NEWQUAY.

**PROPERTY TYPE:** Bungalow - Detached

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

### FEATURES:

- PLEASE CONTACT MO MOVE NEWQUAY TO ARRANGE A VIEWING OR FOR MORE DETAILS
- LUXURIOUS TWO BEDROOM PATHFINDER 'LIGHT HOUSE' PARK HOME
- OPEN RURAL VIEWS FROM MANY ROOMS
- PROFESSIONALLY RE-DECORATED IN 2024
- FLAWLESSLY PRESENTED THROUGHOUT
- DRIVEWAY PARKING FOR TWO CARS
- EN SUITE BEDROOM AND WALK IN WARDROBE
- NO ONWARD CHAIN
- FULLY RESIDENTIAL PARK
- MAINS SERVICES: ELECTRICITY, WATER, DRAINAGE, LPG GAS

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

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#### DESCRIPTION:

Fir Hill Park is Newquay's newest and most luxurious park home development. This exclusive gated, fully residential park of just 40 homes is for the over 45's and is just ten minutes drive from the seaside town of Newquay. This peaceful park is surrounded by stunning countryside but is close to the main town of Newquay which offers a superb range of amenities and shops. St Columb Major is a smaller town and also only a few miles away offering a good range of day to day amenities. There are many beautiful beaches within a few miles including Porth and Watergate Bay. The beautiful Porth Reservoir is within easy walking distance and Newquay airport is just two miles away offering daily flights to many destinations both regionally and internationally.

This particular park home sits in a prominent position close to the entrance of the site less than two years old and has been lovingly cared for by the current owners. It is flawlessly presented and really is in show home condition with an abundance of natural light in every room.

The enviable amount of space is immediately evident as you enter the property into the L-shaped lounge diner which has a contemporary feature fire place and doors opening onto the westerly facing deck. This room benefits from dual aspect full height windows. There's ample space for lounge and dining furniture with high quality carpet and fresh neutral decor. From the lounge windows, there are far reaching open rural views of the surrounding countryside. The current owners have added tilting Louvre doors to separate the lounge area from the inner hallway providing a good degree of privacy.

The kitchen boasts a generous range of white gloss units with a fully integrated appliance pack including an oven, hob and extractor fan, fridge freezer and dishwasher. The washer dryer and combination boiler is located in the utility area where there is a door to the rear.

Both double bedrooms are located at the other end of this property off from the inner hallway where there is a useful large storage cupboard and access to the loft area. The main bedroom has a gorgeous ensuite shower room and a walk in wardrobe. Bedroom two is dual aspect with a gorgeous open, green outlook and built in wardrobes. As you would expect, both bedrooms are in immaculate condition with sumptuous carpets. The main bathroom is partly tiled with a bath and shower over, also presented to the highest standard.

Externally, there is driveway parking for two cars, a neat lawned rear garden and a westerly facing sun terrace. The perfect spot to enjoy a glass of wine as the sun sets!

#### LEASE INFORMATION:

Service Charge £160.00 pcm

Water £10.00 per person pcm

Council Tax B

Pets are permitted

Holiday letting is not permitted

10 year gold shield warranty (8 years remaining)

In our opinion, No 1 Palm Way offers a luxurious standard of accommodation located in peaceful surroundings yet only a short drive to Newquay. For those looking for a home that is efficient and hassle free this property could be perfect for you with the added benefit of no onward chain.

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Lounge Diner  
6.71m x 5.72m max (22'0" x 18'9" max)

Kitchen  
2.77m x 2.16m (9'1 x 7'1)

Utility  
2.26m x 1.45m (7'5 x 4'9)

Bedroom 1  
2.77m x 2.46m (9'1 x 8'1)

En Suite  
1.63m x 1.50m (5'4 x 4'11)

Dressing Room  
1.63m x 1.19m (5'4 x 3'11)

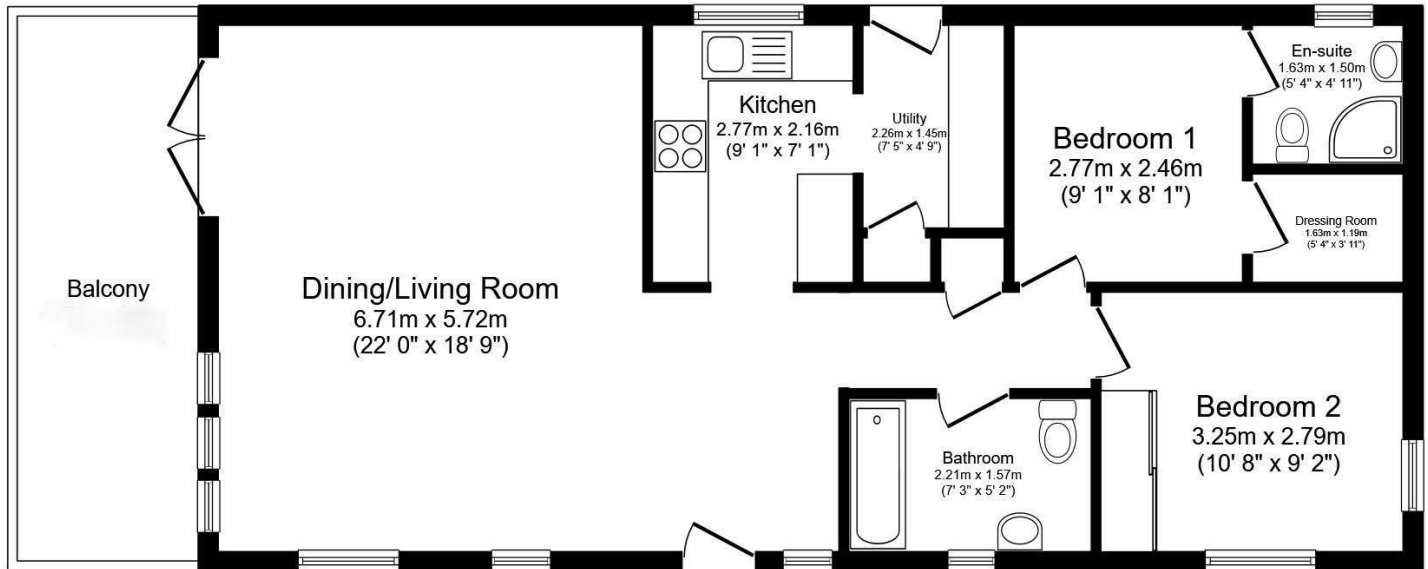
Bedroom 2  
3.25m x 2.79m (10'8 x 9'2)

Bathroom  
2.21m x 1.57m (7'3 x 5'2)

Terrace  
5.72m x 2.69m (18'9 x 8'10 )

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**FLOORPLAN:**



Total floor area 72.1 sq.m. (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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

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