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PV 34 Porth Valley Newquay Bay Resort, Trevelgue Road, Newquay TR8 4AS

£35,000

AN IMMACULATELY PRESENTED TWO BEDROOM PARK HOME LOCATED IN A QUIET TUCKED AWAY LOCATION CLOSE TO PORTH BEACH, IDEAL AS A SECOND HOME OR AS A HOLIDAY LET WITHIN A FEW MINUTES WALK OF NEWQUAY BAY HOLIDAY RESORT OFFERING AN ARRAY OF LEISURE AND ENTERTAINMENT FACILITIES.

PROPERTY TYPE: Bungalow - Detached

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

FEATURES:

- IMMACULATE TWO BEDROOM PARK HOME
- LARGE SUN TERRACE
- PARKING
- VERY WELL LOCATED WITHIN FIVE MINUTES DRIVE TO PORTH BEACH
- PETS ARE PERMITTED
- SUPERB FACILITIES ON SITE
- CAN SLEEP SIX
- FULLY FURNISHED AND EQUIPPED
- VICTORY MILLFIELD 38 (38' X 12'7)

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DESCRIPTION:

Located at one of Newquay's most popular holiday park's this two double bedroom Park Home is immaculately presented throughout and is positioned in a tucked away, quiet part of the site, yet still within easy walking distance of the facilities.

Newquay Bay Holiday Resort offers the perfect base for a seaside holiday with a fantastic array of leisure and entertainment facilities to keep the whole family occupied whatever the weather! Surrounded by postcard worthy countryside and rural views and only a short walk from the stunning dramatic clifftops of Whipsiderry and Porth. From here, there are many beaches to choose from; Porth and Whipsiderry being the closest. Porth Beach is a popular family friendly sheltered cove with caves and rock pools to explore. Life Guards are in place from April - September. You can walk to Newquay along the coast path within about twenty minutes and Watergate Bay is around a forty five minute walk (depending on how often you stop to admire the view!). Within Porth there is a handful of cafes and a family friendly pub right on the beach. There's also a beach shop and a boutique clothing store. Newquay Airport is only a few miles away and Newquay Town centre is approximately 10 minutes drive.

On Site Facilities include:

- An indoor and outdoor swimming pool
- Restaurant & bar
- Seasonal entertainment and activities
- Blue Surf School

The accommodation is presented to a very high standard with a spacious, triple aspect open plan lounge kitchen diner. Practically, the kitchen has an integrated oven, gas hob, microwave and fridge freezer with space for a washing machine. There's ample space for a dining table and the lounge area opens out onto the terrace.

Both bedrooms are doubles with built in storage with the main bedroom having the benefit of an ensuite WC. The shower room offers a double shower, wc and wash basin. This property has gas central heating and double glazing. (Gas and Electricity is invoiced monthly directly through the site.)

Externally, there's a large southerly facing sun terrace, a lawned area and two parking spaces.

THE LEASE and FEES

There are 15 years remaining on the lease.

Site fees are £5340 per year (2023) (Water is included)

The park is open all year round and holiday home owners can visit throughout the year

This property is intended for use as a holiday home and those wishing to buy it will need to have an alternative main address.

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Lounge Kitchen Diner
5.69m x 3.71m (18'8 x 12'2)

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Bedroom 1
3.20m x. 2.87m (10'6 x. 9'5)

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En Suite WC
1.09m x 0.99m (3'7 x 3'3)

Bedroom 2
2.77m x 1.88m (9'1 x 6'2)

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Bathroom
1.70m x 1.09m (5'7 x 3'7)

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FLOORPLAN:

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