

NEWQUAY PROPERTY CENTRE



A STUNNING PARK HOME BEAUTIFULLY PRESENTED THROUGHOUT WITH GORGEOUS SUN TRAP CORNER PLOT GARDENS. DRIVEWAY PARKING FOR ONE CAR. LOCATED WITHIN A POPULAR RESIDENTIAL DEVELOPMENT IN ST COLUMB MAJOR.



41 Sun Valley Park, St. Columb, TR9 6RN

£119,950
Leasehold

our ref: CNN9589

01637 875161

IN BRIEF...

- Type: Park Home
- Style: Detached
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 1
- EPC: N/A
- Council tax band: A
- ALL MAINS SERVICES
- PATHFINDER SILKWOOD COTTAGE 32FT X 20FT
- RESIDENTIAL PARK HOME DEVELOPMENT
- STUNNING OPEN PLAN LIVING DINING AREA
- BEAUTIFULLY PRESENTED THROUGHOUT
- GAS FIRED CENTRAL HEATING
- GORGEOUS SUN TRAP PATIO
- SURROUNDING CORNER PLOT GARDENS
- OFF-STREET PARKING
- POPULAR LOCATION



OWNERSAYS...

“We have absolutely loved living here; the development is so quiet and friendly. We love sitting and enjoying our sunny gardens!”



CONSIDER THIS...

WHAT WE LOVE: 41 Sun Valley Park is a beautifully maintained home for persons of 50 and over, offering comfortable living spaces and stunning gardens. This is an ideal opportunity to enjoy a relaxed lifestyle for your golden years in a peaceful and welcoming community.

MOREDETAIL...

SUMMARY: Beautifully presented is this gorgeous two-bedroom park home located on the popular retirement development Sun Valley Park.

A larger style double unit measuring 32ft x 20ft and positioned within a beautifully maintained corner plot. A modern unit built in 2000 by Pathfinder to the Silkwood Cottage design, the park home is incredibly spacious with light and bright accommodation throughout.

In principle there are two separate entrances to the unit, one being through the kitchen with the more formal entrance to the other side. The formal entrance leads into a small inner entrance hall where there is space for shoes and coats. This leads through to an open plan living dining room, an incredible space with plenty of room for good sized furniture and with an electric fire to the centre.

The kitchen is positioned just off this room with a range of shaker style wall and base units with plenty of room for storage and a fitted stainless steel sink and drainer. A freestanding fridge/freezer, washing machine and dining suite are included within the sale. By separate negotiation the vendor is willing to include a freestanding gas cooker and wall unit if required.

The bedrooms are both positioned to the rear of the unit with both bedrooms benefiting from a range of fitted bedroom furniture, really maximising the space available.

The bathroom has been refitted with a more modern corner shower unit, vanity sink unit with storage under and medicine cabinet above, along with a low-level W/C.

Externally as mentioned the property boasts a gorgeous corner positioned with surrounding gardens on all four sides! There is a driveway and parking for one car which then leads around to the main patio area to the rear, a gorgeous space to sit and enjoy the sun. Within this area is a useful metal shed with electric. There is a further greenhouse next to this. To the further side and front gardens, it is low maintenance with decorative stone areas and mature shrubs surrounding this.

The home also benefits from UPVC double glazing and gas fired central heating from a recently upgraded combi boiler with a remainder of a 7 year warranty. The boiler was installed July 2021, the owners inform us that mains gas works out as a more cost effective option compared to bottled gas, ensuring that you'll be warm and comfortable all year round. Overall, a fantastic park home on a very popular development. We highly recommend viewing!

THE LEASE:

New in 2000 Tenure in perpetuity

Full residential site

Ground rent: £158.19 per month

Minimum age requirement: 50 years old

Pets: No

Letting: No



THELOCATION...

LOCATION: Sun Valley Park is a residential park home site located in St. Columb Major, Cornwall. The park provides a tranquil and comfortable environment for residents aged 50 and over who are seeking a peaceful retirement lifestyle.

The park is conveniently located in close proximity to the centre of St. Columb Major, where residents can find a range of local amenities such as shops, banks, and medical facilities, all within a short walk from the property its self. The town is well-connected by public transport, with regular bus services to nearby towns such as Newquay, Wadebridge, and Truro.

Newquay, one of Cornwall's most popular tourist destinations, is just a short drive from St. Columb Major. Here, residents can enjoy beautiful beaches, a bustling town centre with shops and restaurants, and a range of cultural and recreational activities.

St. Columb Major is also situated in the heart of Mid Cornwall, making it an ideal base for exploring the wider region. The park is just a short drive from the A30, the main road artery that connects Cornwall. From here, residents can easily access a range of attractions, including the Eden Project, the Lost Gardens of Heligan, and the picturesque fishing villages of the North Coast.

WHAT3WORDS: drain.switched.shirtless





FLOOR PLAN CURRENTLY BEING COMPILED

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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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THE DIMENSIONS...

Entrance Hallway

Living/Dining Room

19' 6" x 18' 4" (5.94m x 5.58m)

Kitchen

10' 7" x 9' 6" (3.22m x 2.89m)

Bedroom 1

10' 5" x 9' 6" (3.17m x 2.89m)

Bedroom 2

9' 7" x 7' 8" (2.92m x 2.34m)

Shower Room

External Metal Shed

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.