

7 Trenance Caravan Park, Newquay, Cornwall, TR7 2JY

A LOVELY REFURBISHED, FULLY RESIDENTIAL TWO BEDROOM PARK HOME ON THE POPULAR TRENANCE PARK. DOUBLE SIZE HOME, WITH PRIVATE ENCLOSED SUNNY GARDENS AND NO MINIMUM AGE REQUIREMENTS – NO CHAIN. £165,000 Leasehold

our ref: CNN10245

KEY FEATURES



Energy rating (EPC) Exempt Council tax band: **A**

SUMMARY

 FULLY RESIDENTIAL TWO BEDROOM HOME

- EXTENSIVELY REFURBISHED INTERIORS
- LOW MAINTENANCE COURTYARD GARDENS
- STUNNING TRANQUIL LOCATION
- FRIENDLY COMMUNITY
 ATMOSPHERE
- NO AGE RESTRICTIONS
- RELAXED PET POLICY
- MODERN FITTED KITCHEN
- OPEN-PLAN LOUNGE/DINER
 WITH JULIET BALCONY
- NO ONGOING CHAIN

Welcome to 7 Trenance Caravan Park, an exquisite fully residential double-size home featuring two bedrooms, extensively refurbished interiors, and stunning low-maintenance courtyard sun trap gardens. Nestled in the desirable Trenance Park, this property offers a serene lifestyle just outside Newquay town centre, adjacent to the picturesque Trenance Gardens, boating lake, and recreational park. A short car journey or leisurely stroll brings you to Newquay town centre, with two major supermarkets and daily amenities nearby. Trenance Park is renowned for its friendly atmosphere, low ground rent, relaxed pet policy, and unique acceptance of residents of all ages.

Number 7 is tucked away at the end of a tranquil street, fully enclosed by secure fences for ultimate privacy. The 28 x 20 doublesize unit features modern refurbished accommodation throughout. A sheltered entrance leads into a modern fitted kitchen in white,

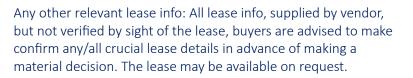


with space for a small breakfast table and access to the second bedroom, which boasts an open-faced fitted wardrobe and is of double size. From a small inner hallway with storage, the larger main bedroom, a fully refitted modern double shower suite, and a lovely open-plan lounge/diner can be accessed. This spacious living area is flooded with light from dual-aspect windows, including patio doors and a Juliet balcony. The whole property is beautifully maintained with UPVC double glazing and oil-fired central heating throughout.

Outside, the gardens extend on most sides, featuring various fitted sheds for excellent storage, an open-face outdoor bar and spa area, and a lovely sunny patio perfect for relaxing in the sunshine. While there is no allocated parking, you can unload the car at the front before parking in the onsite parking area near the entrance to the park, available on a first-come, first-served basis. This property is sold with no onward chain for a hassle-free purchase, making it the perfect opportunity to enjoy a relaxed and vibrant community lifestyle at Trenance Caravan Park.

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THE LEASE: Length of Lease: Tenure in Perpetuity Lease Start Date: TBC Ground rent: £112 pcm Includes Water Ground rent review period: Annually Freeholder: Trenance Holiday Park Residential letting: No Holiday letting: No Pets: Yes x 2



ADDITIONAL INFO

Utilities: Mains Electric, Water & Drainage

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

Parking: None Allocated. Some Onsite spaces, first come first serve.

Heating and hot water: Oil Central Heating for both.

Construction: Park Home

Accessibility: Level













FLOORPLAN & DIMENSIONS

Sheltered Front Door Into:

Kitchen 10' 3" x 9' 7" (3.12m x 2.92m)

Bedroom 2 9' 7'' x 7' 11'' (2.92m x 2.41m) max measurements into wardrobes

Inner Hall 7' 8'' x 3' 3'' (2.34m x 0.99m) plus cupboards

Bedroom 1 9' 8'' x 8' 0'' (2.94m x 2.44m)

Shower Room 6' 4'' x 5' 5'' (1.93m x 1.65m)

Lounge/Diner 19' 7" x 11' 7" (5.96m x 3.53m) L-Shaped max measurements



LIKE TO KNOW MORE?

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, norms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applications shown have not been tested and no guarante as to their operability or efficience and begins. ×

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