



## 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.

£157,500  
Leasehold

our ref: CNN10245

## KEY FEATURES



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- FULLY RESIDENTIAL TWO BEDROOM HOME
- EXTENSIVELY REFURBISHED INTERIORS



1

- LOW MAINTENANCE COURTYARD GARDENS
- STUNNING TRANQUIL LOCATION



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- FRIENDLY COMMUNITY ATMOSPHERE
- NO AGE RESTRICTIONS
- RELAXED PET POLICY
- MODERN FITTED KITCHEN
- OPEN-PLAN LOUNGE/DINER WITH JULIET BALCONY
- NO ONGOING CHAIN

Energy rating (EPC) Exempt

Council tax band: **A**

## SUMMARY

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 double-size 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

Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



## 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

## GROUND FLOOR

### 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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