



NEWQUAY
PROPERTY
CENTRE



46 Sun Valley Park, St. Columb, Cornwall, TR9 6RN

A LOVELY 2 BEDROOM RESIDENTIAL PARK HOME, TUCKED AWAY IN A QUIET CORNER OF THE PARK WITH STUNNING WRAP AROUND SUN TRAP GARDENS AND OFF-STREET PARKING, BEAUTIFULLY MAINTAINED. NO ONGOING CHAIN.

£110,000
Leasehold

our ref: CNN10478

KEY FEATURES



2



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Energy rating (EPC) Exempt

Council tax band: **A**

- PATHFINDER FERNDALE 36FT X 12FT HOME
- BRIGHT AND AIRY LOUNGE WITH PATIO DOORS
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- TILED BATHROOM SUITE WITH RAINFALL SHOWER
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- WRAP-AROUND GARDENS
- PRIVATE AND SUNNY OUTDOOR SPACE
- OFF-STREET PARKING
- NO ONGOING CHAIN

SUMMARY

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. 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.



This beautiful Pathfinder Ferndale model, measuring 36ft x 12ft, is now available for sale at Sun Valley Park. The home has been lovingly maintained and boasts two bedrooms, making it an ideal choice for couples or individuals looking for a comfortable retirement home.

As you enter the home, you'll be impressed by the bright and airy lounge, which benefits from plenty of natural light thanks to the patio doors leading out onto the wrap-around garden.

The fully fitted kitchen is conveniently located adjacent to the lounge, offering a great space for preparing meals. There is also a small breakfast area where you can enjoy your morning coffee or a quick snack.

The home features a beautifully tiled bathroom suite, complete with a rainfall shower over the bath. This adds a touch of luxury to the home, providing a relaxing space for unwinding after a busy day.

The home also benefits from UPVC double glazing and gas fired central heating, ensuring that you'll be warm and comfortable all year round.

Outside, the home is situated in a quiet corner of the park, providing privacy and seclusion. The property also benefits from off-street parking, providing convenient access to your home. The gardens are a huge feature of the home, and have been beautifully landscaped with a green house,

shed and sun trap deck. They are level and sunny, providing a perfect space for enjoying the outdoors. The gardens are also very private, making them a peaceful and tranquil space for relaxing.

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THE LEASE:

Length of Lease: Tenure in Perpetuity

Lease Start Date: 2001

Ground rent: £165.03 pcm

Ground rent review period: Annually

Freeholder: David Powell

Management Company: David Powell

Residential letting: No

Holiday letting: No

Pets: No Dogs or Cats



ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Driveway x 1

Heating and hot water: Gas Central Heating for both

Construction: Park Home

Covenants: For Persons of Age 50 +

Accessibility: Steps to Entrance

FLOORPLAN & DIMENSIONS

GROUND FLOOR

Hall

7' 10" x 2' 8" (2.39m x 0.81m)

Kitchen/Breakfast Room

11' 7" x 6' 10" (3.53m x 2.08m)

Living Room

11' 7" x 10' 5" (3.53m x 3.17m)

Bedroom 1

11' 7" x 7' 10" (3.53m x 2.39m)

Bedroom 2

8' 8" x 5' 0" (2.64m x 1.52m)

Bathroom

8' 8" x 4' 6" (2.64m x 1.37m)



LIKE TO KNOW MORE?

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