



Plot 22 Fistral Retreat Park , Trevemper, Newquay, Cornwall, TR8 5JT

NEWQUAY'S NEWEST LUXURY RESIDENTIAL BUNGALOW PARK! A BRAND NEW 45FT X 20FT IKON FULLY FURNISHED PARK HOME. TWO DOUBLE BEDROOMS, MASTER ENSUITE, TOP OF THE RANGE KITCHEN WITH APPLIANCES, LARGE PRIVATE DECK, OFF STREET PARKING AND A PLETHORA OF ECO-FRIENDLY FEATURES.

£285,950
Leasehold

our ref: CNN10571

KEY FEATURES



2



1



2

Energy rating (EPC)

Council tax band:

- LUXURY LIVING IN CORNWALL'S NEWEST ECO-PARK
- MODERN IKON DESIGN BUILT TO BS 3632 STANDARDS
- SPACIOUS 900 SQ. FT INTERIOR, 3552 SQ. FT EXTERIOR
- TWO DOUBLE BEDROOMS AND FULLY FURNISHED
- PARKING FOR TWO CARS AND 20FT X 8FT DECKING
- SOLAR PANELS AND PANORAMIC VIEWS
- BRIGHT OPEN PLAN KITCHEN DINER WITH VELUX WINDOWS
- ENERGY-EFFICIENT APPLIANCES AND SUSTAINABLE MATERIALS
- PET-FRIENDLY COMMUNITY WELCOMING TO YOUR FURRY FRIENDS
- NO EXPENSIVE SURVEYS REQUIRED, GOLD SHIELD WARRANTY PROVIDED

SUMMARY

Welcome to Fistral Retreat, Newquay, where luxury living meets environmental consciousness in Cornwall's newest ecologically conscious bungalow park. Plot 22 offers the pinnacle of modern comfort and style, presenting the brand-new Ikon design home built to residential specification and BS 3632 standards.

Spanning 900 sq. ft internally and 3552 sq. ft externally, Plot 22 boasts two double bedrooms and is fully furnished to perfection. With parking for two cars, a 20ft x 8ft decking area, solar panels, and panoramic views, this home promises a lifestyle of unparalleled luxury.

Step inside and discover the spacious open plan kitchen diner, illuminated by two Velux roof windows, creating a bright and inviting living space. Every detail, from the built-in appliances to the coordinated furnishings, has been meticulously crafted to elevate your living experience.

But Fistral Retreat is more than just a collection of luxurious homes; it's a commitment to sustainability. As the southwest's first all-electric and



solar-powered park home community, we're dedicated to reducing our carbon footprint while providing modern comforts. Our homes feature energy-efficient appliances, sustainable building materials, and a communal smart grid system that fosters a supportive and eco-friendly community.

Enjoy the convenience of high-speed fibre optic broadband, EV chargers, and discounted utility costs, all while living in a safe and secure environment. Plus, with pristine beaches like Fistral and Crantock just moments away, your coastal lifestyle awaits.

Forget the complexities of traditional home buying. At Fistral Retreat, there's no need for expensive surveys or solicitors. Each home comes with Goldshield warranties covering the structure, roof tiles, windows, and doors, providing peace of mind for years to come.

Join us at Fistral Retreat, where luxury living, environmental consciousness, and community converge to create a truly exceptional living experience. Embrace the coastal lifestyle you've always dreamed of, and embark on a journey towards a greener future, all within reach at Fistral Retreat.

Agents Note: All photos are taken at Fistril Retreat Park but not necessarily the property in question.

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THE LEASE:

Length of Lease: Tenure in Perpetuity

Lease Start Date: Brand New

Ground rent: £249 pcm

Ground rent review period: Annually

Freeholder: Rosecliston Park Ltd

Residential letting: No

Holiday letting: No

Pets: Yes, 1 without discussion. 2 plus by agreement

Any other relevant lease info: Age Restricted to those of 45 years and Over.



ADDITIONAL INFO

Utilities: Mains Electric, Water and Drainage. No Gas

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

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

Parking: Allocated x 2

Heating and hot water: Air Source Central Heating & Solar Panel

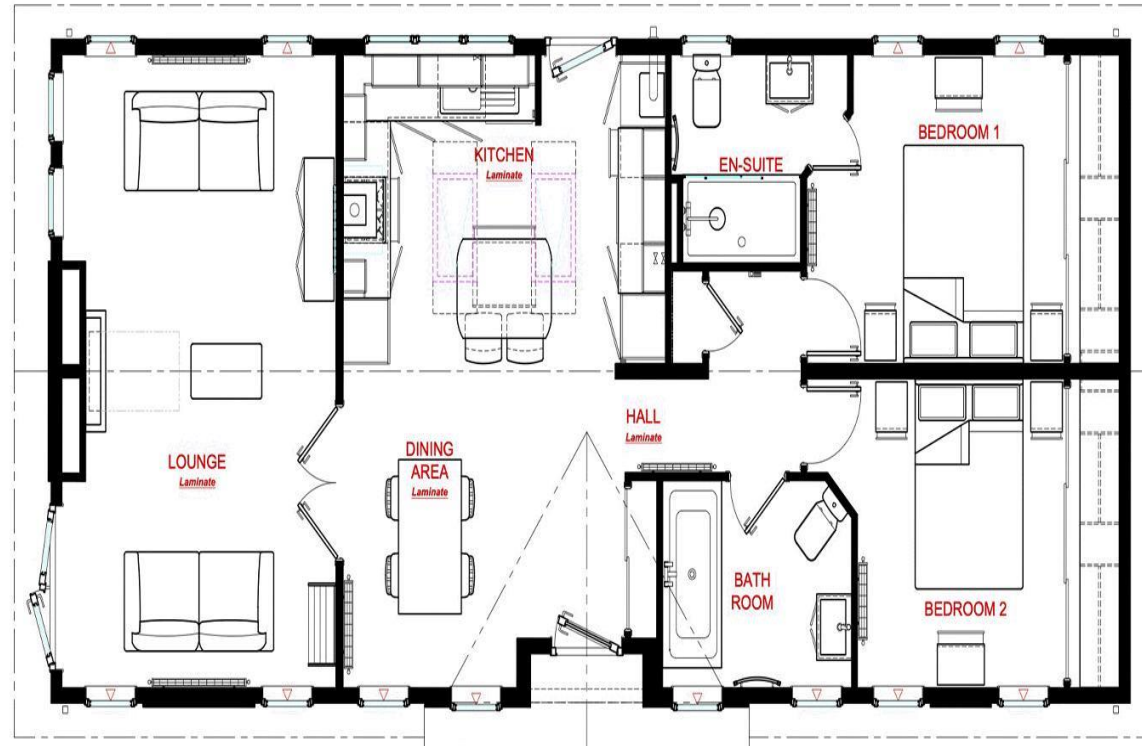
Construction: Park Home

Accessibility: Bungalow with stepped entrance.



FLOORPLAN & DIMENSIONS

45ft x 20ft IKON



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📞 01637 875 161

✉ info@newquaypropertycentre.co.uk

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