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5 Marks Way, Tregunnel Park, Newquay TR7 2AN

£210,000

A CHARMING AND BEAUTIFULLY PRESENTED TWO-BEDROOM PARK HOME SET WITHIN THE SOUGHT-AFTER TREGUNNEL PARK IN NEWQUAY. ENJOY A SUN-SOAKED, SOUTH-FACING PATIO BOASTING BEAUTIFUL VIEWS ACROSS THE ESTUARY AND PENPOL CREEK. THIS PROPERTY HAS ALLOCATED PARKING AND A VERSATILE SUMMER HOUSE.

PROPERTY TYPE: Park Home

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- GORGEOUS TWO BEDROOM PARK HOME IN TREGUNNEL PARK
- LARGE SOUTH FACING PATIO WHICH ENJOYS VIEWS OF THE GANNEL ESTUARY
- OVER 50S DEVELOPMENT
- VERSATILE SUMMER HOUSE
- ALLOCATED PARKING
- PRESENTED TO A HIGH MODERN STANDARD
- HIGHLY DESIRABLE AND CONVENIENT LOCATION
- UTILITY ROOM

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DESCRIPTION:

Set within the charming seaside town of Newquay, Tregunnel Park offers a peaceful, welcoming environment created especially for those aged 50 and over who are looking to enjoy a more relaxed pace of life. Its desirable position places residents just moments from Newquay's celebrated beaches, dramatic coastline, and gentle countryside, giving the area a unique mix of natural beauty and coastal character. The park benefits from excellent access to local shops, transport connections, and everyday essentials, making day-to-day living simple and convenient. With its friendly community atmosphere and low-maintenance lifestyle, Tregunnel Park is an appealing choice for anyone hoping to settle into a comfortable, enjoyable, and scenic place to call home.

This delightful two-bedroom park home enjoys a superb position within Tregunnel Park. Set to take advantage of its elevated outlook, the property features a generous south-facing patio that captures impressive vistas across the Gannel Estuary, creating a wonderful spot to relax and appreciate this tranquil setting.

The main entrance opens into a bright, inviting hallway with access to the smaller bedroom, currently used as a study by the present owners, though it would also work well as a bedroom or hobbies room. The hallway also provides access to the bright, spacious living room, which offers ample space for furniture and includes a westerly-facing window. From here, a door opens into the dual-aspect kitchen, which features a good range of cream shaker units along with an integrated oven, fridge, and freezer, plus a gas hob.

From the inner hallway, you'll find a handy storage area, an additional external door, and a utility room with plumbing and space for a washing machine and tumble dryer. The main bedroom features plenty of built-in storage, and the bathroom completes the accommodation with a 'P'-shaped bath with shower over, a WC, and a wash basin, all finished with easy-to-maintain aqua panelling.

Outside, the south-facing patio offers an impressive outdoor area ideal for dining, entertaining, or simply enjoying the sunshine. There is also a versatile and unique summer house, which the current owners use as occasional accommodation for family members and for working from home. An allocated parking space for one car is also provided. To the rear, you will find a private area of astro turf and access to the front.

This property benefits from gas central heating powered by a combination boiler located in the utility room.

Altogether, this home offers a fantastic opportunity for anyone seeking a quiet, easy-to-maintain lifestyle in a highly desirable setting, all within close reach of Newquay's coastal charm and local amenities.

THE LEASE:

Length of Lease: Everlasting lease agreement

Lease Start Date: 1999

Ground rent: £157.64 per month

Ground rent review period: Annually

Residential letting: Not permitted

Holiday letting: Not permitted

Pets: Permitted

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Hallway
1.85m x 1.73m (6'1 x 5'8)

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Kitchen Diner
2.97m x 2.59m (9'9 x 8'6)

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Lounge
3.68m x 3.25m (12'1 x 10'8)

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Utility Room
1.96m x 1.55m (6'5 x 5'1)

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Bedroom 2/Study
2.90m x 1.85m (9'6 x 6'1)

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Bathroom
1.96m x 1.93m (6'5 x 6'4)

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Bedroom 1
3.66m x 2.29m (12'0 x 7'6)

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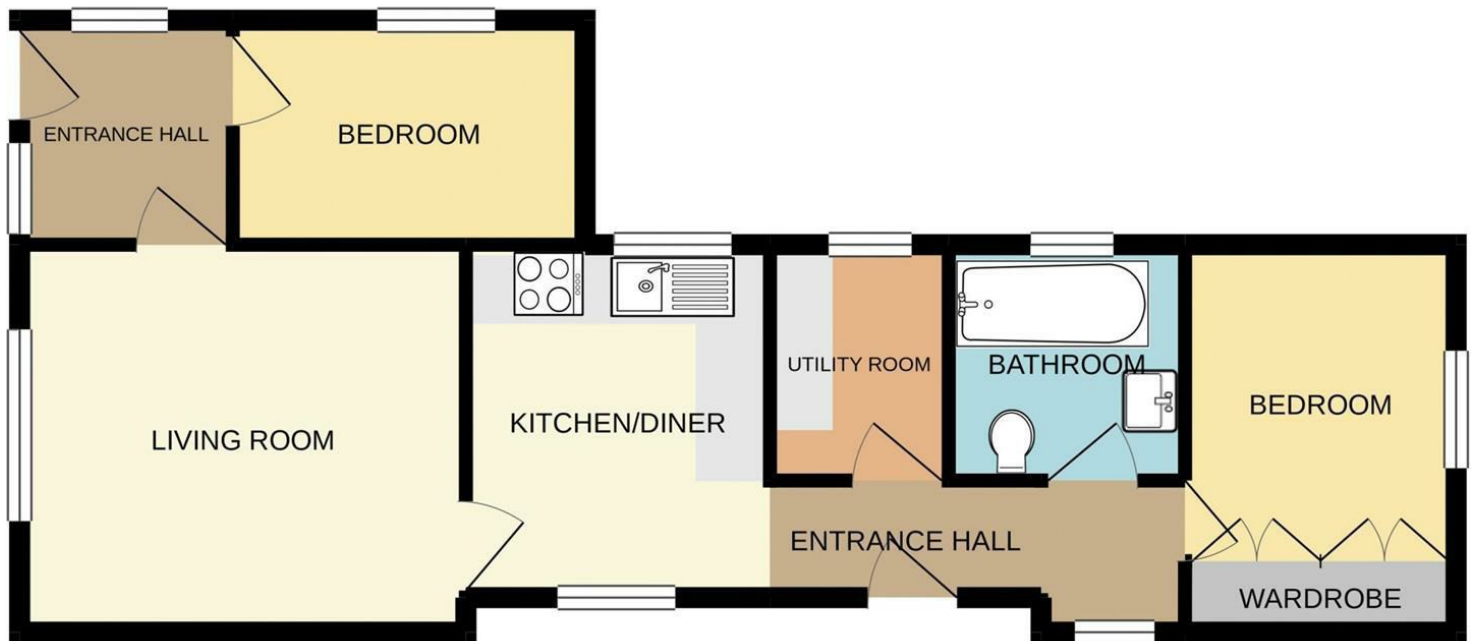
Summerhouse
4.06m x 3.48m (13'4 x 11'5)

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FLOORPLAN:

GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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