



75 The Lea, Trevella Holiday Park, Newquay, TR8 5EW

david ball
Agencies

Introducing to the market this 35' x 12' Swift Loire Holiday Homes. Comprising two double bedrooms, shower room, fully fitted modern kitchen, lounge/dining room with uPVC double glazing. The interior has a modern contemporary theme with minx and grey furnishing. Viewing is highly recommended.

£25,000 Leasehold

Key Features

- Swift loire 35" x 12"
- Toilet En Suite
- Decking Area
- Close to Crantock Beach and Newquay
- Very motivated seller
- Fully Furnished
- Parking Space
- Heated Swimming Pool on Site

AGENTS NOTE

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquires.

LOCATION

Situated in a prime location near the scenic Crantock, Newquay, and Cornwall's stunning north coast, Trevella Park stands out as one of the county's top holiday park destination

For those seeking a nature retreat, Trevella Park offers breathtaking views, gentle rolling hills, and one of Cornwall's finest beaches just a short stroll away, featuring golden sands and inviting waves.

Guests at Trevella Park can choose from a variety of accommodations, including caravans, lodges, camping pitches, and camping pods. The park also boasts a range of on-site amenities such as fishing lakes, an adventure playground, a heated outdoor pool, and crazy golf, all set amidst plenty of open space to explore.

The nearby Crantock village has a general store, post office, church and public houses. Crantock Beach and the River Gannel Estuary are both within close proximity of the property.





ACCOMMODATION IN DETAIL

KITCHEN/DINER

Double glazed window to the side aspect. Modern wall, base, and drawer units. Roll top work surfaces over. Stainless steel sink with mixer taps. Integrated fridge freezer. Integrated dishwasher. Double oven with four ring gas hob and stainless-steel extractor hood over. Dining table and four chairs. Cupboard housing the boiler.

LOUNGE

French double-glazed doors opening onto the decking area. Dual aspect double glazed windows to the side aspects. Minx coloured sofa set. Built in TV unit with two cupboards and shelving. Coffee table.

HALL

Doors to subsequent accommodation.

BEDROOM ONE

Double-glazed window to the rear aspect. Built in furniture including double bed, overhead storage, bed side table, built in double wardrobe, vanity unit with cupboards, shelving and mirror. Radiator. Door to:

EN-SUITE

Obscure double-glazed window to the side aspect.. Wall mounted wash hand basin with mixer tap. Close coupled WC with dual flush. Radiator. Extractor fan.

BEDROOM TWO

Double-glazed window to the side aspect. Built in furniture including two single beds, overhead storage, bedside table and high-level single wardrobe. Radiator.

SHOWER ROOM

Obscure double-glazed window to the side aspect. Double shower unit with overhead shower and screen. Wall mounted wash hand basin with mixer tap. Close coupled WC with dual flush. Built in mirror unit with storage. Radiator. Extractor fan.

EXTERIOR

Fully skirted decking area. To the front there is a private allocated parking spaces.

LEASEHOLD INFORMATION

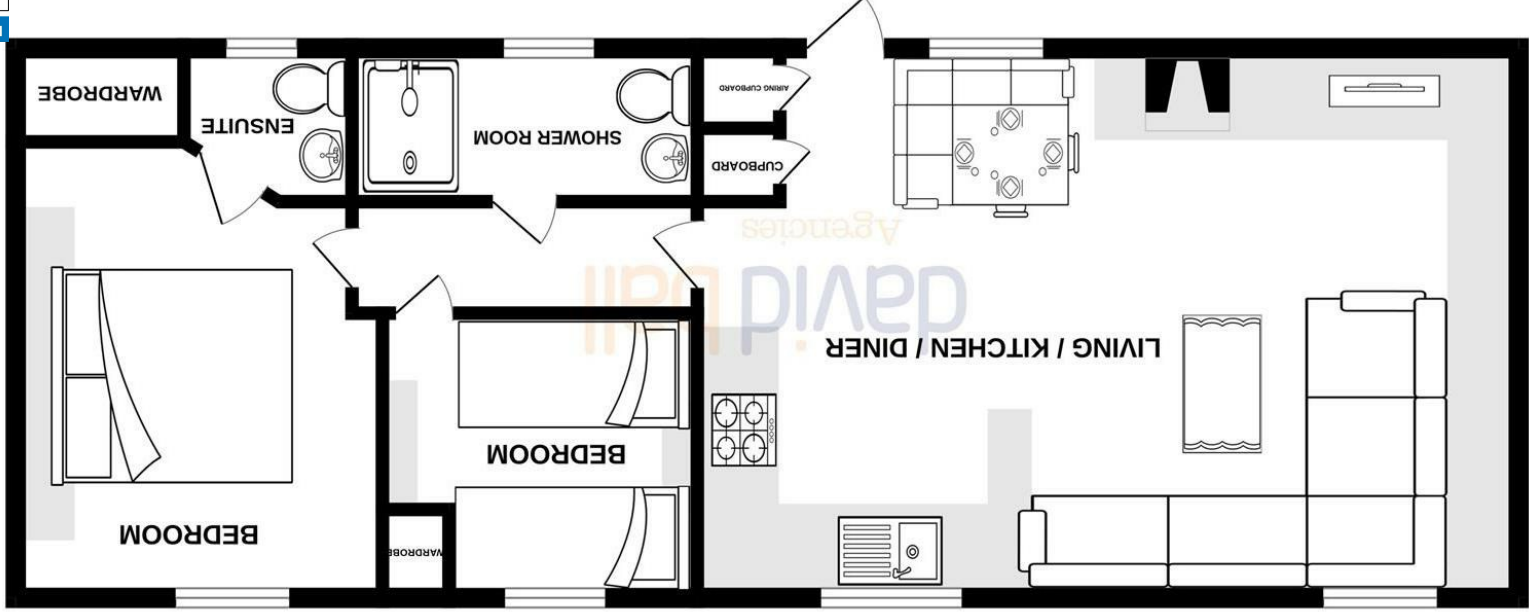
18 years remaining on lease

Site Fees: £6325

12 month holiday use site



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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TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (62 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential

Energy Efficiency Rating

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zoopla.co.uk



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