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CAMEL

COASTAL & COUNTRY



13 Pamelas Way

Moorland View Residential Park, Indian Queens, TR9 6GU

Guide Price £269,500



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The Property

Introducing a stunning brand-new luxury bungalow located in the centre of Indian Queen, on this newly developed and sought-after fully residential park.

This exceptional property boasts an expansive open-plan living room with high end kitchen, designed with impeccable attention to detail and quality throughout. Featuring two generously sized bedrooms, including a luxurious en-suite and walk-in wardrobe to the master bedroom.

This home offers comfort and style in equal measure. Outside, you'll find a mix of lawned and patio gardens as well as driveway parking.

Available fully furnished, this truly is the perfect blend of modern living and serene surroundings and perfect for those wishing to enjoy the North coast of Cornwall as well as easy access to the A30.

Entrance Hall

10'3 x 6'10 + 6'6 x 3'2 (3.12m x 2.08m + 1.98m x 0.97m)

Living Room/Kitchen/Diner

21'6 x 21'0 (6.55m x 6.40m)

Balcony/Sun Terrace

21'0 x 7'8 (6.40m x 2.34m)

Master Bedroom

16'0 x 10'2 (4.88m x 3.10m)

En-Suite Shower Room

8'1 x 5'3 (2.46m x 1.60m)

Walkin Wardrobe

7'5 x 4'9 (2.26m x 1.45m)

Bedroom Two

10'2 x 9'9 (3.10m x 2.97m)

Family Shower Room

8'6 x 7'3 (2.59m x 2.21m)

Outside Space

There is a sun terrace off the living room and gardens to the side and rear, these are partly lawned and partly paved. The gardens are currently open but can be enclosed by any new owner.

Directions

Sat Nav: TR9 6GU

What3words: ///cactus.yoga.mothing

For further information please contact Camel Coastal & Country.

Tel: 01872 571454

Property Information

Age of Construction: 2026

Construction Type: Timber

Heating: Mains LPG Gas (Bulk tank)

Electrical Supply: Mains (EDF)

Water Supply: Metered and charged by the site

Sewage: Septic Tank

Internet: Superfast Broadband

Council Tax: A

EPC: Exempt

Tenure: Leasehold. (In Perpetuity)

Pitch Fees: £150.00 PCM

Restrictions: The site is restricted to residents being over 40yrs old.

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not

constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.