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CAMEL

COASTAL & COUNTRY



3 Pamelas Way

Moorland View Residential Park, Indian Queens, TR9 6GU

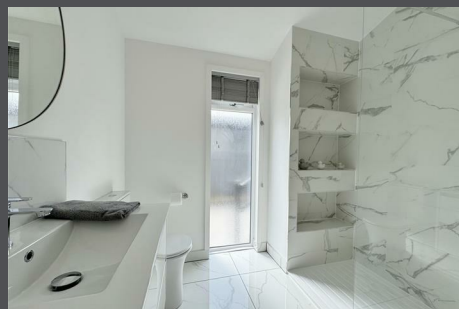
Guide Price £267,500



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The Bungalow

A beautifully presented brand-new luxury bungalow, occupying an attractive position within this newly established fully residential park in Indian Queen.

The home offers a generous and thoughtfully designed layout, with a spacious kitchen/diner forming the heart of the property. The contemporary fitted kitchen is complemented by an island and French doors into the living room. The bright and welcoming living room features doors opening directly onto the sun terrace, ideal for enjoying the outdoors.

There are two comfortable double bedrooms, with the principal bedroom offering the added luxury of an ensuite shower room and dedicated dressing room/wardrobe space.

Outside, the property benefits from easily maintained gardens incorporating both patio and lawned areas, together with driveway parking.

Presented for sale fully furnished, this stylish new home provides an appealing combination of comfort, quality and convenience. Indian Queen offers a peaceful setting while being well placed for the North Cornwall coast, local amenities and straightforward access to the A30.

Living Room

20'11 x 11'8 (6.38m x 3.56m)

Sun Terrace

Kitchen/Diner

20'11 x 12'9 (6.38m x 3.89m)

Bedroom One

10'4 x 9'8 (3.15m x 2.95m)

Dressing Area

Ensuite

7'8 x 5'7 (2.34m x 1.70m)

Bedroom Two

10'9 x 10'4 (3.28m x 3.15m)

Shower Room

7'6 x 7'0 (2.29m x 2.13m)

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.

Parking

Directions

Sat Nav: TR9 6GU

What3words: ///tricycle.prowling.give

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

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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.