

EST. 1999

CAMEL

COASTAL & COUNTRY



4 Pamelas Way

Moorland View Residential Park, Indian Queens, TR9 6GU

Asking Price £267,500



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The Bungalow

Set within the heart of Indian Queen, this impressive brand-new luxury bungalow forms part of a newly developed and highly desirable fully residential park.

Designed with modern living in mind, the property features a superb open-plan kitchen/diner with a high-quality fitted kitchen. The spacious living room enjoys direct access onto the sun terrace, creating a lovely connection between the inside and outdoor space.

The accommodation includes two well-proportioned bedrooms, with the principal bedroom benefiting from a luxurious en-suite shower room together with a useful dressing room/wardrobe area. Throughout, the property has been finished to an excellent standard, with particular attention given to both style and quality.

Externally, there is a combination of lawned and patio garden areas, together with private driveway parking.

Available fully furnished, this is an excellent opportunity to enjoy contemporary, low-maintenance living in a peaceful setting, while remaining ideally placed for exploring the North Coast of Cornwall and with convenient 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: ///email.punctuate.plantings

For further information please contact Camel Coastal & Country.

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

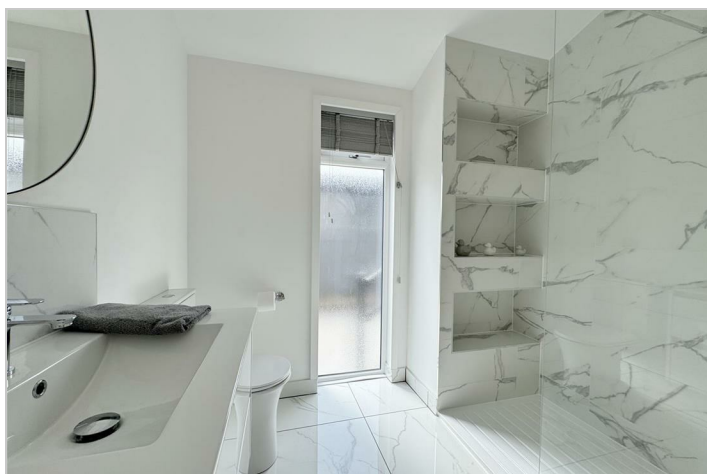
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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



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