

# NEW QUAY PROPERTY CENTRE



A WELL PRICED FULLY RESIDENTIAL PARK HOME, PROVIDING ONE OF THE MOST AFFORDABLE PERMANENT HOME OPTIONS ANYWHERE IN CORNWALL, PERFECT FOR PERSONS OF 50+ LOOKING FOR A PEACEFUL CENTRAL COUNTY LOCATION TO CALL HOME – NO ONWARD CHAIN.



14 Old Rectory Mews, St. Columb, TR9 6BZ

£49,999  
Leasehold

our ref: CNN9796

01637 875161

# IN BRIEF...

- Type: Park Home
- Style: Detached
- Age: Modern
- Bedrooms: 1
- Reception rooms: 1
- Bathrooms: 1
- EPC: N/A
- Council tax band: A
- ALL MAINS SERVICES
- 36FT X 10FT FULLY RESIDENTIAL PARK HOME
- CATERING FOR PERSONS OF 50 AND OVER
- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- UPGRADED MODERN SHOWER SUITE
- UPVC DG & GAS CENTRAL HEATING
- OFF STREET PARKING
- LOW MAINTENANCE GARDENS
- PEACEFUL SEMI RETIREMENT COMMUNITY



## OWNERSAYS...

“This was an ideal option for our mother who enjoyed her sunset years here close to us in comfort and happiness.”



## CONSIDER THIS...

WHAT WE LOVE: 14 Old Rectory Mews provides an excellent opportunity to join a vibrant community of like-minded individuals and enjoy the peace and serenity of Cornwall's countryside. Don't miss out on this chance to call this lovely park home your own. Contact us today to arrange a viewing and experience the charm and comfort it offers.

## MOREDETAIL...

**SUMMARY:** Welcome to 14 Old Rectory Mews, a 36ft x 10ft fully residential park home in this sought-after semi-retirement community. Designed exclusively for those aged 50 years and over, this property offers a tranquil and welcoming environment.

This home is available with vacant possession and no onward chain, making it suitable for a hassle-free and quick purchase. It's easily one of the most affordable options in the county for a full-time residential property, offering exceptional value for money.

Upon arrival, you'll appreciate the gated access and off-street parking, ensuring both security and convenience. The low-maintenance stone chipped gardens that surround the home allow you to enjoy the outdoors without the burden of extensive gardening.

Inside, a small hallway leads to a comfortable front aspect living room, a fully fitted kitchen, a rear-facing double bedroom, and a modern upgraded shower suite. With UPVC double glazing and gas-fired central heating throughout, you can enjoy year-round comfort.

### THE LEASE:

Fully residential park home

Age restriction: 50+

Park owner: Wyldcrest

Ground rent: £218.90 pcm

Ground Rent reviewed: Yearly (January)

Residential Letting: No

Holiday Letting: No

Pets: 1x pet permitted. Namely a cat, a bird, a fish. No dogs permitted. A cat cannot be replaced.



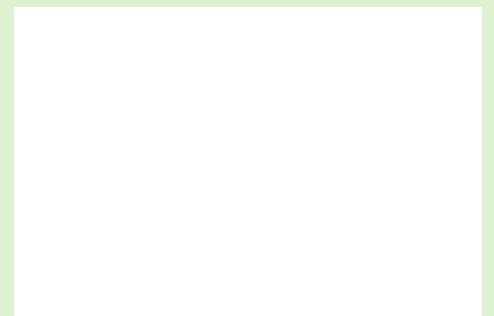
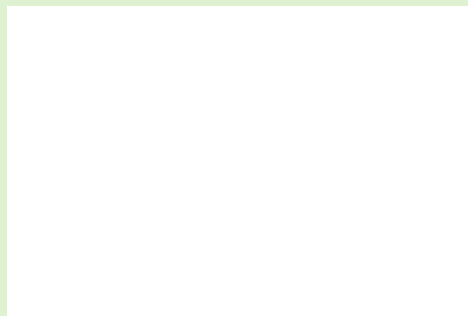
## THELOCATION...

**LOCATION:** Nestled in mid Cornwall, St Columb Major is a historic market town that beckons homebuyers with its timeless charm and coastal convenience. Dating back to the 14th century, this town exudes character, with a medieval market square and architecture that transports you to a bygone era.

Positioned just a few miles from the captivating North Cornish coastline, St Columb Major offers the best of both worlds. You can explore pristine beaches, rugged cliffs, and savour the sea breeze within minutes of your doorstep. Plus, excellent road connections, including the A30 and A39, make it effortless to reach other Cornish towns and cities.

This town thrives on community warmth, with local shops, cafes, and pubs fostering a friendly atmosphere. Throughout the year, traditional fairs and markets create a strong sense of belonging. Nature enthusiasts will relish the proximity to the North Cornish coastline, perfect for surfing, hiking, and enjoying spectacular sunsets.

Families benefit from quality education options nearby, and essential services, including healthcare facilities, ensure practicality. St Columb Major offers a unique blend of history, convenience, and natural beauty, making it an ideal place to call home in the heart of Cornwall.





FLOOR PLAN CURRENTLY BEING COMPILED

CONTACT NEWQUAY PROPERTY CENTRE TO BOOK YOUR VIEWING TODAY

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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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## THE DIMENSIONS...

### Entrance Hall

### Kitchen

9' 9" x 7' 7" (2.97m x 2.31m)

### Utility area

4' 1" x 3' 7" (1.24m x 1.09m)

### Lounge

10' 5" x 9' 9" (3.17m x 2.97m)

### Bedroom

11' 0" x 9' 9" (3.35m x 2.97m)

### Shower Room

6' 2" x 5' 6" (1.88m x 1.68m)

## MORE INFO...

call: 01637 875 161  
email: [info@newquaypropertycentre.co.uk](mailto:info@newquaypropertycentre.co.uk)  
web: [www.newquaypropertycentre.co.uk](http://www.newquaypropertycentre.co.uk)

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.