

Fairways  
Doublebois  
PL14 6LD

Asking Price £70,000

- 2021 Model
- 40' x 14' Two Bedroom
- Fully Furnished
- Integrated Kitchen Appliances
- Double Glazed & Gas Central Heating
- Open Views From The Decking
- Parking For Two Vehicles



Tenure - Leasehold

Council Tax Band - Exempt

Floor Area - 0.00 sq ft



Discover tranquility at this hidden gem of a park, where time seems to stand still as you indulge in fly-fishing along the picturesque River Fowey or bask on your sundeck.

For those seeking a bit more activity, test your golf swing on the park's 9-hole course while the children delight in the play area's swings. And with easy access to explore beyond, you'll uncover charming Cornish villages, pristine beaches, and attractions such as the remarkable Eden Project.

Even outside the peak of summer, Cornwall's captivating landscape continues to enchant. With its year-round allure, there's always the potential for a lucrative sublet income. Why wait? Presented impeccably and has seen minimal usage.

uPVC door into

#### HALLWAY:

Cupboard housing Morco gas combination boiler. Radiator. Doors off

#### OPEN PLAN KITCHEN/DINING/LIVING ROOM:

19'7" x 13'6" (5.97m x 4.11m)

uPVC double glazed windows to either side and uPVC double glazed sliding doors to the decked area. Belling eye level built-in oven and grill and microwave over. Five ring gas hob with extractor over. 1 1/4 bowl sink unit. Various integrated appliances inc dishwasher and fridge/freezer. Dining table and chairs. In the lounge is a free standing electric flame effect fire. Sofas and foot stool. Two radiators.

#### SHOWER ROOM:

Velux window. Vanity wash hand basin with cupboard under. Low level WC. Shower cubicle. Ladder effect radiator. Shaver point.

#### MASTER BEDROOM:

9'9" x 8'1" plus 4'2" for dressing area (2.97m x 2.46m plus 1.27m for dressing area)

uPVC double glazed window to side. Double bed with side drawers. Dressing table. Fitted wardrobes. Radiator. Door to

#### EN-SUITE:

Obscure uPVC double glazed window to side. Vanity wash hand basin with cupboard under. Low level WC. Shower cubicle. Ladder effect radiator.

#### BEDROOM TWO:

11'2" narrowing to 8'3" x 7'5" (3.40m narrowing to 2.51m x 2.26m) uPVC double glazed window to side. Built in wardrobe. Dressing table. TV point. Radiator.

#### SERVICES:

Full pitch fee for this year - £5,006.10

Full water and sewerage charges for this year - £362.36

Full local authority rates amount for this year - £121.65



## Directions To Property

Sat Nav: PL14 6LD What3Words:  
///tester.sunset.polygraph




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## Valuation Request



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PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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