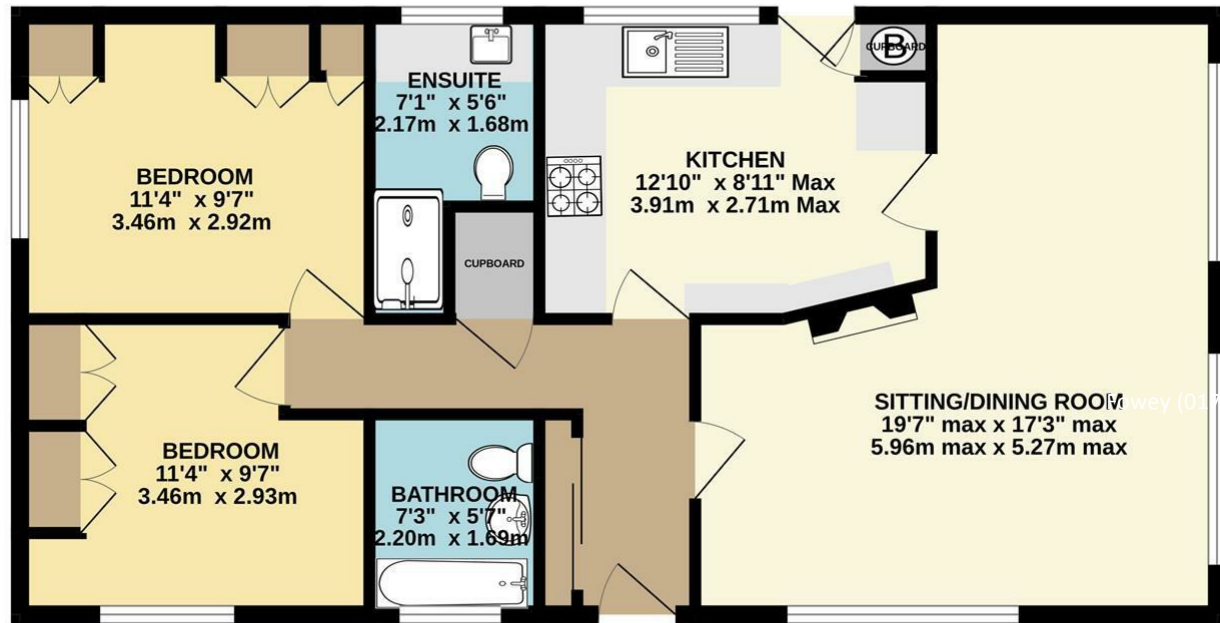




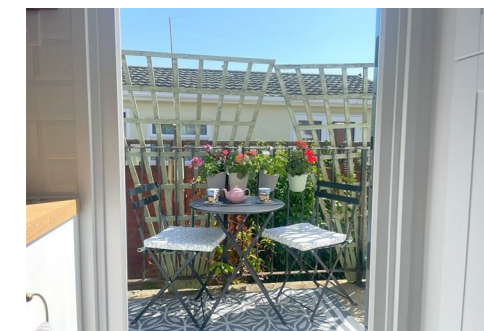
**GROUND FLOOR**  
752 sq.ft. (69.8 sq.m.) approx.



**TOTAL FLOOR AREA : 752 sq.ft. (69.8 sq.m.) approx.**  
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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**MAY WHETTER & GROSE**

**16 POLKERRIS PARK MOUNTLEA COUNTRY PARK,  
PAR, PL24 2JP  
GUIDE PRICE £215,000**



**A DELIGHTFULLY PRESENTED AND RECENTLY UPDATED, PARK HOME ON THE POPULAR MOUNT LEA COUNTRY PARK. TWO DOUBLE BEDROOMS, ONE EN SUITE, OFF ROAD PARKING, GARDEN AND USE OF GARAGE.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Fowey (01726) 832299



www.maywhetter.co.uk info@maywhetter.co.uk





16 Polkerris Park Mountlea Country Park, Par, Cornwall, PL24 2JP

**LOCATION**

Mountlea Country Park is in an elevated position and enjoys panoramic views over Par Beach out towards the Gribbin. The park is within walking distance of many local amenities including Post Office, hairdressers, convenience stores, doctors surgery, running track, great pubs, takeaways and boasts a fantastic community network group constantly bringing the village together. Due to its elevated position the walk to the amenities and village does encounter a steep hill which is only really suitable for the fit and well!

Par beach a short drive away, is one of the handful of all year round dog friendly beaches in Cornwall . This will also give you access to the fabulous Cornish coast path. The many attractions of Cornwall are also close by. Within a 3-4 mile radius are some real Cornish gems including the ancient port of Fowey, the Eden Project, Charlestown harbour and Luxulyan Valley.

Travelling to Par couldn't be easier, it has a train station on the Penzance to Paddington mainline, is on a direct bus link and is only 35 minutes from Newquay airport.

**THE PROPERTY**

The current owner has recently refurbished this home making it light, bright, warm and welcoming throughout the entire property.

The front door opens into an entrance hall with useful built-in storage cupboards, great for coats and shoes! From here doors open into a cheerful generous sitting/dining room made lovely and light by three large, double glazed windows and made cosy in the colder nights by an electric fire with wood surround.

The kitchen has dual access from the entrance hall and from the dining room and has ample storage units, an integral Bosch electric oven and Hisense gas hob. There is space for a washing machine and an upright fridge freezer. A breakfast bar provides a place to sit and socialise whilst the dinner is cooking. A door opens into the rear garden.



The property also comprises two double bedrooms, both benefiting from built in wardrobes and one from an ensuite shower room recently renewed. A bathroom and another handy storage cupboard.

**OUTSIDE**

To the front of the property is a gravelled area with mature shrubs. The current owners use a larger gravelled area to the side of the property to park a car. They also have the use of a garage next to the property and has a rear door and has electric.

The pretty rear garden is easy to maintain and can be accessed from the kitchen via a helpful concrete ramp or steps for ease.

**AGENTS NOTES**

- Mountlea Country Park is subject to some conditions and restrictions.
- \* The properties are for over 55's only.
- \* Must be a main residence
- \* Cannot be used for any form of business.
- \* They do allow dogs and cats but this is restricted to 2 of each.

**MONTHLY PITCH FEE**

FOR 2022/2023 INCLUDING THE USE OF THE GARAGE IS £189.05 PER MONTH.

**COUNCIL TAX BAND A**

**Local Authority**

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

**Services**

None of the services, systems or appliances at the property have been tested by the Agents.

**Viewing**

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk