



## 38 Pedna Carne, Higher Fraddon, St. Columb, Cornwall, TR9 6LF

A COMPACT BUT LOVELY TWO-BEDROOM DOUBLE UNIT RESIDENTIAL PARK HOME ON THE POPULAR PEDNA CARNE DEVELOPMENT IN MOD CORNWALL. COURTYARD GARDENS, SPACIOUS WORKSHOP, OFF STREET PARKING AND CLOSE TO VILLAGE AMENITIES IN NEARBY FRADDON.

£85,000  
Leasehold

our ref: CNN10387

## KEY FEATURES



2

- 22X20 OMAR PRINCESS RESIDENTIAL PARK HOME



1

- BALANCED TWO-BEDROOM ACCOMMODATION



1

- FITTED KITCHEN AND SEPARATE DINING SPACE
- USEFUL FRONT PORCH WITH UTILITY AREA
- STUNNING REFITTED SHOWER SUITE

Energy rating (EPC) Exempt

Council tax band: **A**

- UPVC DOUBLE GLAZING AND LPG GAS HEATING
- DRIVEWAY PARKING FOR TWO AND METAL WORKSHOP/SHED
- PRIVATE ENCLOSED COURTYARD GARDENS
- LOVELY SEMI-RETIREMENT SITE FOR OWNERS OF 45+
- POPULAR MID COUNTY PARK CLOSE TO VILLAGE AMENITIES

## SUMMARY

Nestled in the heart of Cornwall, Pedna Carne is a charming semi-retirement park home site. Its enviable location offers residents a peaceful and idyllic setting, while still being conveniently close to the vibrant villages of Fraddon, Indian Queens, and St Columb Road.

Surrounded by lush countryside and rolling hills, Pedna Carne provides a tranquil escape from the busy day to day life. The site features well-maintained park homes, designed to provide comfortable and modern living spaces for those seeking a relaxed and carefree lifestyle.

With its central position in mid Cornwall, Pedna Carne offers easy access to a wealth of attractions and amenities. The nearby villages provide a range of shops, restaurants, and local services, ensuring residents have everything they need within reach.

Discover the charm of 38 Pedna Carne, a compact yet inviting 22x20 Omar Princess double unit park home. This delightful property offers balanced two-bedroom accommodation, perfect for those seeking a cosy full-time home with all the modern conveniences.



At the front a private driveway offers comfortable parking for one or maybe two at a push. Additionally, a side drive leads to a practical metal workshop, providing excellent dry storage solutions.

Inside the extended side porch doubles as a fully plumbed utility space, the dining room offers space for a small table and flows seamlessly into the kitchen, which is fitted with grey units and includes a freestanding double oven. The living room provides a cosy space for relaxation with plenty of room for furniture. The home features two bedrooms, one double and one single. The shower suite has been fully refitted with a modern white shower unit and floor-to-ceiling aqua panel splash back for easy maintenance.

Outside, the rear enclosed low maintenance courtyard gardens offer a peaceful retreat.

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**THE LEASE:**

Length of Lease: Tenure in Perpetuity

Ground rent: £186 PCM

Ground rent review period: Annually

Freeholder: Lifestyle Parks Ltd

Residential letting: No

Holiday letting: No

Pets: Yes

Any other relevant lease info: Site has a minimum age requirement. Buyers must be 45 years & over.

All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



## **ADDITIONAL INFO**

Utilities: Mains Electric, Water and Drainage. LPG Gas

Broadband: Yes. For Type and Speed please refer to Openreach website

Mobile phone: Average. For best network coverage please refer to Ofcom checker

Parking: Driveway Parking x 2

Heating and hot water: Immersion and LPG Gas

Construction: Park Home

Accessibility: Three steps to entrance



# FLOORPLAN & DIMENSIONS

## Porch/Utility

7' 5" x 2' 10" (2.26m x 0.86m)

## Dining Room

8' 7" x 5' 10" (2.61m x 1.78m)

## Kitchen

12' 4" x 7' 3" (3.76m x 2.21m) max measurements

## Living Room

13' 0" x 8' 6" (3.96m x 2.59m)

## Shower Room

6' 7" x 5' 5" (2.01m x 1.65m)

## Bedroom 1

9' 5" x 9' 0" (2.87m x 2.74m)

## Bedroom 2

6' 7" x 5' 10" (2.01m x 1.78m)



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