



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

A DOUBLE UNIT TWO BEDROOM PARK HOME ON THE POPULAR FULLY RESIDENTIAL MID COUNTY PARK OF PEDNA CARNE IN HIGHER FRADDON. WELL PRICED HOME IN NEED OF REFURBISHMENT, BUT HAVING MODERN LPG CENTRAL HEATING, WRAP AROUND GARDENS AND OFF-STREET PARKING – NO CHAIN.

£45,000
Leasehold

our ref: CNN10150

KEY FEATURES



2

- FULLY RESIDENTIAL PARK HOME
- SPECIFICALLY FOR AGE 45 YEARS AND OVER



1

- TWO BEDROOM DOUBLE UNIT
- LPG GAS CENTRAL HEATING & UPVC DOUBLE GLAZING



1

- THREE SIDES LAWNED GARDENS & LARGE SHED
- OFF STREET DRIVEWAY PARKING

Energy rating (EPC) Exempt

Council tax band: **A**

- IN NEED OF REFURBISHMENT
- POPULAR MID COUNTY VILLAGE LOCATION
- CLOSE TO SUPERB DAILY AMENITIES
- NEAR TO EXCELLENT TRANSPORT LINKS

SUMMARY

Pedna Carne, nestled conveniently in Mid Cornwall near village conveniences and excellent transportation links, offers an ideal setting for a relaxed semi-retirement lifestyle. Specifically designed for individuals over forty-five, Pedna Carne is a tranquil semi-rural residential park boasting modern park homes within a close-knit community.

18 Pedna Canre, a charming double unit, features two cosy bedrooms, wrap-around gardens, and off-street parking. Modern amenities include a recently upgraded LPG boiler for efficient heating and hot water, along with UPVC double-glazed windows. While the home would benefit from updating and refurbishment, its competitive pricing reflects this potential, making it an inviting option for a single person or couple seeking a snug full-time residence.



The accommodation comprises a concrete driveway for one car leading to the kitchen entrance, with rear steps for access. The kitchen offers an array of older fitted units with ample space for appliances. A small inner hall connects to the front-facing living room, two bedrooms, and a fitted shower suite. The level, enclosed gardens surrounding the home, mostly laid to lawn, extend on three sides, and feature a spacious rear shed, offering additional storage.

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THE LEASE:

Length of Lease: Tenure in Perpetuity

Ground rent: £186.61 PCM

Ground rent review period: Annually

Freeholder: Life Style Parks Limited

Residential letting: No

Holiday letting: No

Pets: Yes (Conditions apply)

Any other relevant lease info: 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: Available. For Type and Speed please refer to Openreach website

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

Parking: Off Street x1

Heating and hot water: LPG Gas Central Heating for Both

Construction: Park Home

Covenants: Park is for persons aged 45 years and over.

Accessibility: Stepped Entrance



FLOORPLAN & DIMENSIONS

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

Inner Hall

Bedroom 1

9' 9" x 8' 3" (2.97m x 2.51m)

Max Measurements into Wardrobes

Bedroom 2

9' 8" x 8' 8" (2.94m x 2.64m)

Max Measurements into Wardrobes

Shower Room

6' 9" x 4' 11" (2.06m x 1.50m)



LIKE TO KNOW MORE?

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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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