



24 Eastern Green Park Three,  
Eastern Green, Penzance,







**24 EASTERN GREEN PARK THREE, EASTERN GREEN, PENZANCE, CORNWALL, TR18 3AZ**

**GUIDE PRICE £95,000 FREEHOLD**

A detached two bedroom park home with gardens and parking situated in the popular residential area of Eastern Green on the outskirts of Penzance.

**\* TWO BEDROOMS \* REFITTED SHOWER ROOM \* KITCHEN \* LIVING ROOM \* GARDENS \***

**\* PARKING FOR SEVERAL VEHICLES \* POPULAR RESIDENTIAL LOCATION \***

**\* EPC = EXEMPT \* COUNCIL TAX BAND = A \***

This detached park home has undergone some refurbishment by the present vendors with new cladding and installation of new shower room and offers accommodation to comprise of two bedrooms, aforementioned shower room, kitchen and lounge. There are low maintenance gardens surrounding the property with parking for several vehicles under a carport. The home is double glazed where stated, gas central heated and situated in the popular residential park on the outskirts of Penzance, yet within easy walking distance of local supermarkets and the beaches surrounding Mount's Bay.

**EXTERNAL STEPS:** Lead to main doorway into:

**KITCHEN:** 10' 0" x 8' 6" (3.05m x 2.59m) Double glazed to both sides, base and wall units with work surfaces over, single drainer stainless still sink unit, combination gas boiler, supplying domestic hot water and central heating, electric cooker point, space for fridge. Door to:

**LOUNGE:** 12' 0" x 10' 0" (3.66m x 3.05m) Double glazed windows to side and front and further patio doors to side, gas fire to one wall, radiator.

**BEDROOM ONE:** 10' 0" x 7' 6" (3.05m x 2.29m) Double glazed window to rear, radiator, built-in-wardrobes.

**BEDROOM TWO:** 8' 6" x 6' 2" (2.59m x 1.88m) Two double glazed windows to side, radiator, wardrobe.

**SHOWER ROOM:** Double glazed window to side, radiator, WC, vanity wash handbasin, fully tiled mains shower cubicle, radiator.

**OUTSIDE:** Parking to the side for several vehicles lead to the carport, gardens to three sides of the property are laid to patio enclosed by deciduous hedging and wooden fence, wooden shed.

**SERVICES:** Mains water, electricity and gas.

**TENURE:** The property is located on the Eastern Green Park where there is a monthly ground rent of approximately £184.00 per calendar month. This is reviewed annually in April and adjusted in line with RPI. The park is for residents aged 45 and over. Grandchildren are allowed to visit, and may stay overnight with permission of the site owner. Up to two pets are allowed with written permission from the site owner.

**DIRECTIONS:** From Penzance proceed in an easterly direction and upon reaching the large roundabout on the outskirts of the town turn left towards Tesco supermarket. Proceed along this road taking the second right then the first right into Eastern Green Park Three follow the one way system in a circular direction whereby the property can be found on your left hand side.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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