



25 Eastern Green Park Two,
Eastern Green, Penzance,







25 EASTERN GREEN PARK TWO, EASTERN GREEN, PENZANCE, CORNWALL, TR18 3BA

GUIDE PRICE £165,000 FREEHOLD

*** LOUNGE/DINING ROOM * KITCHEN/BREAKFAST ROOM * UTILITY ROOM**

*** TWO EN SUITE DOUBLE BEDROOMS * SEPARATE CLOAKROOM**

*** OFF STREET PARKING * GARDENS TO THREE SIDES**

*** DETACHED GARAGE * APPROXIMATELY 82 SQUARE METRES**

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

A beautifully presented 40' x 20' pathfinder park home, sited in 2004 and situated on a double plot within the popular residential area of Eastern Green on the outskirts of Penzance, giving access to all the local amenities and the beaches at Mount's Bay. The accommodation comprises of two bedrooms, both of which are en suite and the main bedroom has a walk in wardrobe. There is a separate cloakroom, open plan L shaped lounge/diner, kitchen/breakfast room and utility room. There is parking for several vehicles to the front and a detached garage to the side and the gardens are enclosed to three sides of the property with areas laid to patio and granite chipping. The property is offered for sale with no onward chain and an early viewing is highly advised.

Steps leading to UPVC double glazed door with glazed side panel into:

MAIN HALLWAY:

Inset spotlights, radiator, access to loft, dado rail, two cupboards, one housing radiator, doors to:

LOUNGE/DINING ROOM: 19' 4" x 12' 11" (5.89m x 3.94m)

Dining room 9' 8" x 8' 2" (2.95m x 2.49m). Two bow windows to front, one to side and one to rear, three radiators, wall lights, electric fireplace to one wall with tiled surround, door from dining area to:

KITCHEN/BREAKFAST ROOM: 12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to rear, base and wall units with worksurfaces over, one and a half bowl stainless steel sink unit, countertop dishwasher, gas hob, extractor fan over, electric oven, built in breakfast bar, radiator, door to:

UTILITY ROOM: 7' 6" x 5' 1" (2.29m x 1.55m)

Base and wall units, worksurfaces over, single drainer stainless steel sink, Bosch washing machine, integrated fridge/freezer, cupboard housing combination boiler, double glazed door to rear.

Door from mains hallway into:

CLOAKROOM:

Double glazed window to front, pedestal wash hand basin, WC, radiator, tiled floor, extractor fan.

BEDROOM ONE: 9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed window to front, range of built in furniture, radiator, doors to walk in wardrobe and:

EN SUITE BATHROOM:

Double glazed window to front, radiator, WC, wash hand basin, corner bath, shaver point, extractor fan.

BEDROOM TWO: 9' 4" x 9' 4" (2.84m x 2.84m)

Double glazed window to rear, range of built in wardrobes, radiator, door to:

EN SUITE SHOWER ROOM:

Double glazed window to side, shower cubicle, WC, vanity wash hand basin, heated towel rail, shaver point, extractor fan.

OUTSIDE:

The property is approached across parking for two vehicles, which leads to the:

GARAGE: 17' 7" x 8' 5" (5.36m x 2.57m)

Up and over door, power and light, door to the side, plastic shed to one side.

The front garden is laid to granite chipping for ease of maintenance, all enclosed by wooden fencing, outside tap. Gated side access leads to compost area and side courtyard with pathway to the rear of the property, which leads to back door, two outside taps and side garden is paved and fully enclosed by high level wooden fencing.

SERVICES:

Mains water, electricity, gas and drainage.

DIRECTIONS:

Via "What3Words" app: [///venturing.seatbelt.daydream](#)

TENURE:

The property is located on the Eastern Green Park where there is a monthly ground rent of approximately £200 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 the permission of the site owner. Up to two pets are allowed with written permission from the site owner.

AGENTS NOTE:

We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good.

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



www.marshallspz.co.uk