

4 Eastern Green Park Three,
Eastern Green, Penzance,
Cornwall, TR18 3AZ



Marshall's
ESTATE AGENTS









4 EASTERN GREEN PARK THREE, EASTERN GREEN, PENZANCE, CORNWALL, TR18 3AZ

£139,995 FREEHOLD

- * TWO BEDROOMS * BATHROOM * OPEN PLAN LIVING/KITCHEN/DINING ROOM ***
- * GARDENS * PARKING * TWO SHEDS * DOUBLE GLAZED * GAS CENTRAL HEATING ***
- * POPULAR RESIDENTIAL LOCATION * EPC = EXEMPT * COUNCIL TAX BAND = A ***
- * OVER 45 ONLY ***

A detached park home situated in a popular residential area of Eastern Green, on the outskirts of Penzance, offering accommodation to comprise of two bedrooms, bathroom, open plan living room/kitchen/dining room. There are low maintenance gardens surrounding the property with parking. The home is double glazed and gas centrally heated and situated in a popular residential park on the outskirts of Penzance, yet within easy walking distance of local supermarkets and the beaches surrounding Mount's Bay. The property is for residents aged 45 and over.

External steps lead to UPVC double glazed door into:

HALLWAY: Doors to:

KITCHEN: 10' 6" x 8' 0" (3.20m x 2.44m) Double glazed to two sides, radiator, base and wall units with worksurfaces and tiling over, single drainer stainless steel sink, gas hob, electric oven, filter fan, wall mounted gas boiler supplying domestic hot water and central heating, plumbing for washing machine, space for fridge/freezer. Kitchen opens into:

LOUNGE: 11' 0" x 10' 6" (3.35m x 3.20m) Double glazed windows to front and side, double glazed patio doors onto small sun terrace, radiator, electric fire with wood surround, TV and telephone points.

BEDROOM ONE: 10' 6" x 8' 9" (3.20m x 2.67m) Double glazed window to side, radiator, built in wardrobes.

BEDROOM TWO: 7' 7" x 5' 6" (2.31m x 1.68m) Double glazed window to side, radiator.

OUTSIDE: The property is approached with parking for one vehicle to one side and the garden is laid to gravel and decking, enclosed by wooden fence with two storage sheds.

SERVICES: Mains water, electricity, gas and drainage.

TENURE: The property is located on the Eastern Green Park, where there is a monthly ground rent of £199.86. 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

DIRECTIONS: Via "What3Words" app: [///interlude.secretly.flasks](https://www.what3words.com/interlude.secretly.flasks)

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. When the property is sold, 10% of the selling price goes to the site owner.

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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