



**MAP estate agents**  
Putting your home on the map

**Truthwall,  
Crowlas, Penzance**

**£100,000  
Leasehold**





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## **Property Introduction**

An attractive two bedroom park home with allocated parking space and small outside area.

This detached home has two bedrooms with rural views and several nearby footpaths.

The site is Over 50's only and no holiday letting is permitted.

## **Location**

Tudor Lodge Park is a residential park situated near Crowlas which is a village about three miles east of Penzance. The park is within equal distance of Marazion and Ludgvan.

Penzance itself offers a wide range of amenities to include restaurants, local and specialist shops, character Public Houses together with primary and secondary schooling. Good commuter links are provided by the bus and mainline Railway Station.

### **ACCOMMODATION COMPRISES**

Double glazed panelled door to:-

#### **LIVING ROOM 15' 10" x 8' 10" (4.82m x 2.69m)**

Double glazed window to the front. Television point and radiator. Doors off to:-

#### **KITCHEN 8' 10" x 6' 7" (2.69m x 2.01m)**

Double glazed window to the rear. Fitted with a matching range of wall and base cupboards having adjoining roll top edge working surfaces. Space and plumbing for washing machine, built-in electric double oven with inset hob. Space for fridge/freezer and complementary wall tiling.

### **BEDROOM ONE 8' 10" x 7' 10" (2.69m x 2.39m)**

Double glazed window to the front. Radiator.

### **REAR LOBBY**

Double glazed door to the rear. Radiator. Doors to:-

### **SHOWER ROOM**

Independent shower cubicle with glazed screen housing mains fed shower unit. Close coupled WC, pedestal wash hand basin. Heated towel rail and complementary wall tiling.

### **BEDROOM TWO 8' 9" x 7' 10" (2.66m x 2.39m)**

Double glazed window to the rear. Radiator.

### **OUTSIDE**

Allocated parking space. Communal garden area.

### **SERVICES**

Mains electricity, bottled gas, septic tank drainage and private water supply.

### **AGENT'S NOTE**

The Council Tax Band for this property is Band 'A'. The property is owned on a rolling Park Home Contract. The current ground rent is £150.97 per calendar month.

### **DIRECTIONS**

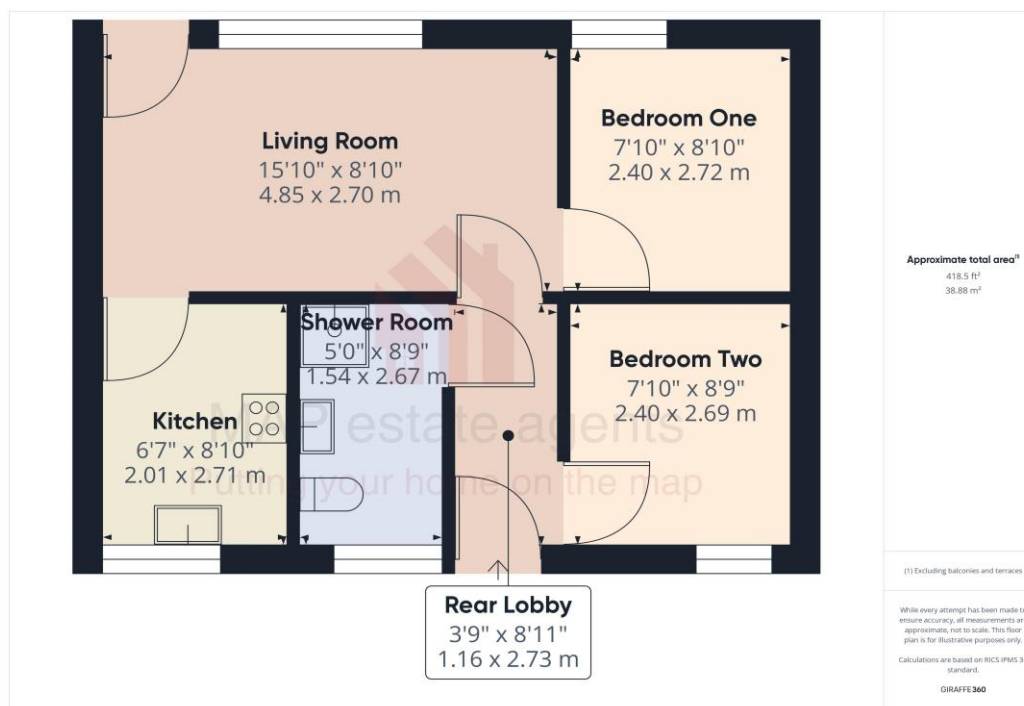
From St Erth, proceed westerly and on reaching Crowlas crossroads, turn left on to Rospeath Lane and then take the second turning left onto Truthwall Lane. Tudor Lodge Park will be identified after a short distance on the left-hand side. If using What3words: lock.regulator.advancing





## MAP's top reasons to view this home

- Two bedrooms
- Living room
- Cash purchasers only
- Double glazing
- Bottled gas central heating
- Kitchen
- Private water supply
- Over 50's only



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