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**Tremarle Home Park,  
North Roskear, Camborne**

**£120,000  
Leasehold**







## Tremarle Home Park, North Roskear, Camborne

**£120,000**  
**Leasehold**

### Property Introduction

This detached two bedroom park home is being sold with no onward chain.

It is on a well kept site which is located on the outskirts of Camborne and residents must be aged 50 years or above.

One will find a spacious lounge/diner with gas fire, modern fitted kitchen, two bedrooms and a re-styled shower room.

The park home is fully double glazed and benefits from LPG gas heating.

Outside there are low maintenance gardens, parking and a metal shed.

### Location

The park home is situated towards the outskirts of Camborne, just a few minutes' walk from the town centre. Camborne boasts a rich and varied architectural heritage and is located within easy reach of the coast that boast a number of fine beaches.

Camborne Railway Station which offers a direct link to London Paddington can be found less than a mile away and the main A30 trunk road is also within one and a half miles.

#### ACCOMMODATION COMPRISES:

Gravelled area to the side and gate leading around to the rear of the property. Pathway leading to the front door with steps with handrails to either side. Double glazed door leading into:

#### PORCH

Coat storage. Further door leading into:

#### **LOUNGE/DINER 19' 8" x 10' 0" (5.99m x 3.05m) plus 9'7" x 8' 0" (2.94m x 2.33m)**

A spacious room with four double glazed windows (two of which are bay windows) all with fitted blinds and curtains. Feature fireplace with hearth and wooden mantle over, three radiators and TV aerial. Double doors leading to outside from the dining area. Laminate flooring.

### **KITCHEN 11' 0" x 9' 7" (3.35m x 2.92m)**

Wall and floor mounted high gloss cupboards with worktops over, tiled surrounds and incorporating sink and drainer. Double glazed window to rear. Integrated oven, hob and extractor hood. Wall mounted boiler. Space for washing machine and fridge freezer, radiator. Double glazed door leading outside. Further door into:

### **INNER HALL**

Storage cupboard. Door to:

### **BEDROOM ONE 10' 0" x 9' 8" (3.05m x 2.94m)**

Double glazed window and radiator.

### **BEDROOM TWO 9' 8" x 8' 0" (2.94m x 2.44m)**

Double glazed window. Over bed cupboards and small fitted wardrobe.

### **SHOWER ROOM**

Double glazed window. Shower cubicle with fold back screen and tiled surround housing electric shower. Pedestal sink and mirrored cabinet above.

### **OUTSIDE FRONT**

Lawn garden with a palm tree. Driveway parking for one car. There is also provision to park at the side of the property. Gates around each side to rear.

### **REAR**

The rear garden has space for a washing line. Shed with electric making it ideal for tumble drier.

### **AGENT'S NOTE**

Please be advised that the property is age restricted to persons over 50 years old, currently there is a monthly pitch fee payable of £218.54. Two dogs or two cats per home are permitted.

The Council tax band for the property is to Band 'A'..

### **DIRECTIONS**

From the junction at the top of Tuckingmill Hill, head down the hill towards Camborne, after passing The Tuckingmill Hotel on the right take the next right into North Roskear Road, turn second right into Treverno Road and after a short distance turn right into boiler works road you will see the turning into Tremarle there is the entrance to Wheal Seaton road around where the property can be identified by our For Sale Board. If using What3words:-





## MAP's top reasons to view this home

- Offered for sale chain free
- Two bedroom park home
- Located on a mature site on the outskirts of Camborne
- Spacious lounge/diner
- Modern fitted kitchen
- Two double bedrooms
- Modern shower room
- Parking for two cars
- Low maintenance garden at rear and shed
- Double glazing and LPG gas heating



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