



Guide Price £170,000 - Licence  
62, St Dominic Park, Harrowbarrow PL17 8BN

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ESTATE AGENTS



A nearly new (2022) well presented park home that you can just place your furniture in which is specifically for persons over 50 years with a pleasant outlook across to fields. Brief accommodation comprises:- Hall, light and spacious Lounge/Dining room with feature fireplace, Utility Room with integral washing machine, modern Kitchen with dishwasher, 2 Double Bedrooms with En suites and Bathroom.

Outside there are Low maintenance gardens that surround the property and Parking. Still covered under the 10 year guarantee, uPVC double glazing and LPG gas central heating. VIEWING IS A MUST!

#### Situation:-

Harrowbarrow is a popular village with its own shop and primary school and is approximately 2.5 miles from the town of Callington and 3 miles from the large village of Gunnislake where there is a railway station with a regular train service into Plymouth. Tavistock, some 7 miles distant, is a thriving market town adjoining the western edge of the Dartmoor National Park.

#### Hallway:-

Upvc double glazed entrance door with inset glass detail. Useful storage cupboard, radiator, further shallow storage cupboard, loft access, internal door to:-

#### Lounge/Dining room:- 18'6" (5.64m) x 18'11" (5.77m)

Main feature of this room is the fireplace with a living flame coal effect electric fire, set on a hearth with surround and mantle, radiator, Upvc double glazed windows to the front elevation with a pleasant outlook.

#### En suite:- 5'5" (1.65m) x 5'0" (1.52m)

Comprising low level WC, vanity unit incorporating the wash hand basin with cabinets below, corner curved shower cubicle with tray, bar shower and head above. Heated towel rail, tiling to the walls. Upvc double glazed window to the front.

#### Bedroom 2:- 11'11" (3.63m) x 9'6" (2.9m)

Double bedroom having Upvc double glazed window to the rear elevation, over looking the seating area, woodland and fields beyond. Radiator, wardrobes with hanging rails, shelving and storage space, further cupboard with shelving. Internal door to:-

#### En suite:- 5'6" (1.68m) x 6'4" (1.93m)

Comprising of low level WC, vanity unit with wash hand basin and cabinets below. Shaver point, corner curved shower cubicle incorporating the bar shower head, tray enclosing door and screen, heated towel rail and tiling to the walls. Upvc double glazed windows to the rear.





Two sets of Upvc double glazed French doors giving access to the side, ample room for reception and dining room furniture and further reception furniture if required. Two radiators.

**Kitchen:- 9'11" (3.02m) x 8'1" (2.46m)**

Fitted with a range of wall and base units, roll top work surfaces, space for large cooking range (available by separate negotiation). Range master canopy above incorporating extractor fan and lighting. Drawer space, stainless steel sink unit with 1 and half bowl and drainer with a pull out tap over. Space for upright fridge/freezer (available by separate negotiation), built in dishwasher, Spotlighting, Upvc double glazed window to the front elevation. Door to:-

**Utility room:- 5'3" (1.6m) x 8'11" (2.72m)**

Integrated washing machine, base units, roll top work surfaces, stainless steel sink unit with 1 and a half bowl and drainer. Tall cupboard housing central heating and hot water boiler. Upvc double glazed door to the front, radiator and spotlighting. Internal door leads out into the hallway.

**Bedroom 1:- 10'5" (3.18m) x 8'11" (2.72m)**

Double bedroom with Upvc double glazed windows to the front, radiator, walk in wardrobe with hanging rails, shelving and storage space.

**Bathroom:- 6'5" (1.96m) x 6'3" (1.91m)**

Suite comprising low level WC, vanity unit incorporating wash hand basin with cabinets below. Mixer tap with shower attachment. Wall mounted cabinet, heated towel rail, Upvc double glazed window to the rear, tiling to the walls.

**Bedroom 3/ Study 5'9" (1.75m) x 9'0" (2.74m)**

Upvc double glazed window to the front elevation, radiator, wardrobes with hanging rail, shelving and storage space.

**Outside:-**

Front there is a feature rockery finished in pebbles, steps up to the front entrance and garden area edged in stones. To the rear there are parking facilities, low maintenance gardens finished in gravel and pebble being an ideal spot for garden furniture and alfresco dining. To the side matching there are matching gravel/pebble areas and gas bottles for the central heating and cooking purposes.

**Services:-**

Electric and water. Septic tank drainage via the site and LPG Gas bottles.

**Contracted ground fees:-**

The vendors have advised that the current charges are £213.00 per month.

**Council Tax:-**

According to Cornwall council the council tax band is A.





**AGENTS Note:-**  
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**Measurements:-** These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.  
**Services:-** Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
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