



Guide Price £130,000 - Leasehold
Cox Park PL18 9BD

A greatly improved double sized park home located at Tamar Park specifically designed for the over 50` s. The property is very well presented with Porch, Hallway, 3 Bedrooms, Modern Shower room, Fitted Kitchen with built in appliances and Large and light Lounge/Dining room with feature fire.

Outside there is a Garage, 2 Parking spaces, attractive Gardens and decked terrace. The home is warmed LPG gas central heating and has Double Glazing. Countryside views can be enjoyed. Viewing recommended.



Situation:-

Tamar Park is situated within hamlet of Cox Park a short drive from local amenities and facilities. The nearby Town of Callington has a supermarket, doctors, dental surgeries, public houses, cafes, selection of shops, hairdressers, bus services and takeaways. A number of recreational pursuits can be enjoyed within the vicinity.

Porch:- 19'0" (5.79m) x 3'1" (0.94m)

uPVC double glazed side entrance door, uPVC double glazed opening and enclosed windows. Upvc double glazed entrance door with inset glass details gives access to:-

Bedroom 3/Study:- 9'0" (2.74m) x 6'6" (1.98m)

Radiator and Upvc double glazed window to the side.

Shower Room:- 5'0" (1.52m) x 6'4" (1.93m)

Comprising of vanity unit incorporating low level WC, wash hand basin and cabinets below. Over sized shower cubicle housing the bar shower with 2 heads, enclosing screen and sliding door, tray. Upvc double glazed frosted window to the side elevation. Aqua waterproof wall covering, heated towel rail.

Lounge/Dining room:- 14'0" (4.27m) x 19'10" (6.05m)

Light and spacious reception room having the main feature as the fireplace incorporating the living flame effect electric fire with mantle and side pillars, set on a hearth with matching backing.



Hallway:-

Useful cupboard with shelving and storage space with the fuse boxes, radiator.

Kitchen/Breakfast:- 11'0" (3.35m) x 9'8" (2.95m)

Fitted with a range of wall and base units, pull out carousel, work top surfaces, breakfast bar with seating area beneath, sink unit with 1.5 bowl and drainer with a tap over. Built in double eye level oven/grill and electric induction hob with a stainless steel canopy above incorporating the extractor, splashback. Serving hatch looking through to the dining room, built in fridge and freezer, drawer space, pan drawers, washing machine, built in slimline dishwasher. Upvc double glazed window to the side elevation.

Bedroom 1:- 10'0" (3.05m) x 10'2" (3.1m)

Double bedroom having radiator, Upvc double glazed window to the side elevation.

Bedroom 2:- 10'0" (3.05m) x 9'8" (2.95m)

Double bedroom with Upvc double glazed window to the rear elevation over looking the seating area. Radiator.

Radiator, areas suitable for dining room table and chairs and reception furniture. Upvc double glazed windows to the front elevation, with views. Upvc double glazed french doors giving access to the decked terrace.

Outside:-

To the front there is a parking space for 1 vehicle, composite decking and balcony, fencing artificial lawns, bank with steps leading to attractive flower shrub beds and borders. To the left hand side of the property there is further car parking space, garage with an electric up and over door, power and light. Gate and pathway leading to the side.

Services:-

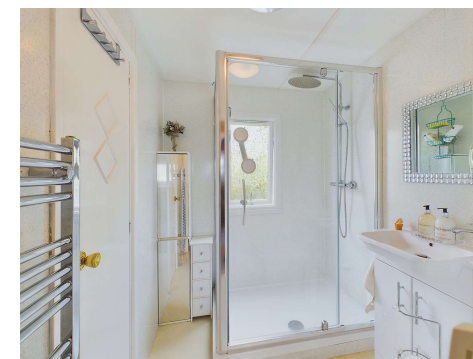
Electric, water. Drainage via the site and LPG gas central heating.

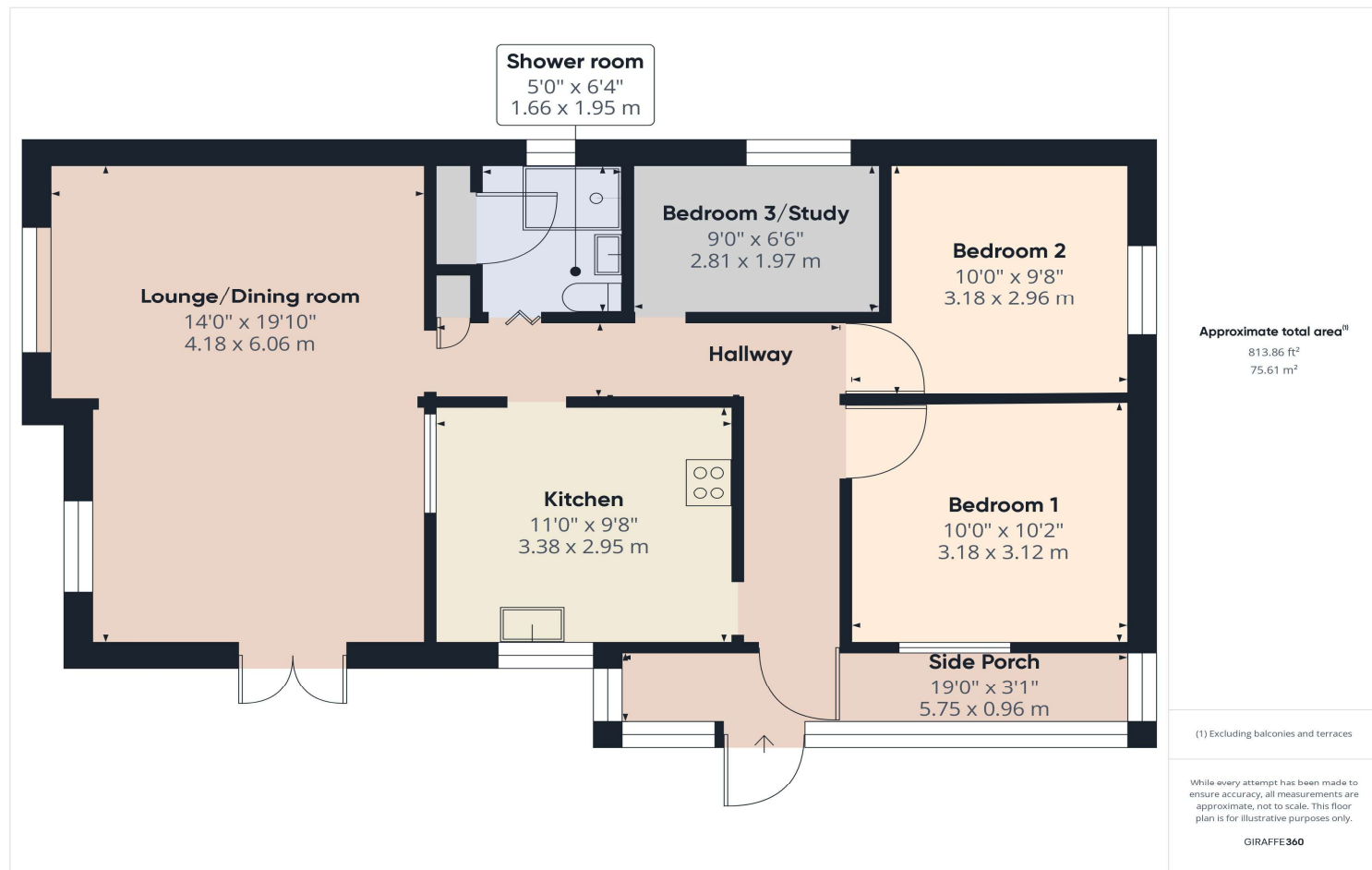
Site fees:-

The vendor has advised us that the site fees are £179.82 per month.

Council Tax:-

According to Cornwall council the council tax band is A.





AGENTS Note:-
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
 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.
 Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
 THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN