



Guide Price £200,000 - Licence
Harrowbarrow. PL17 8BN

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ESTATE AGENTS

A very well presented Park Home specifically for persons over 50` s which is still covered under the guarantee and should be viewed to be appreciated. Brief accommodation comprises:- Porch, Spacious Open plan Lounge/Dining room with feature, Kitchen with built in appliances, Bedroom 1 with dressing area and En suite and modern Shower room. Outside there are attractive low maintenance Gardens which overlook a stream and woodland and include composite decked terrace ideal for alfresco dining and entertaining, artificial lawn sections, seating areas and also include two useful sheds. There is parking for one vehicle and visitors parking. LPG gas central heating and uPVC double glazing. The property and especially the terrace to the rear enjoy a pleasant outlook across to woodland and a stream.



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.

En suite:- 7'0" (2.13m) x 5'0" (1.52m)

Low level WC, wash hand basin with tiled splashback, shower cubicle with enclosing doors and screens housing the bar shower, aqua waterproof wall covering. Radiator, uPVC double glazed frosted window to the rear elevation, extractor.

Porch:- 4'0" (1.22m) x 5'8" (1.73m)

uPVC double glazed door with inset glass detail, cloaks hanging hooks, radiator, wood effect laminate flooring.

Opening to:-

Bedroom 2:- 9'0" (2.74m) x 9'4" (2.84m)

Double bedroom with fitted wardrobes with hanging rails and shelving, radiator and uPVC double glazed window to the front elevation

Shower room:- 7'0" (2.13m) x 5'7" (1.7m)

Suite comprising of double sized walk in shower with tray, bar shower with two waterfall shower heads. Wash hand basin, aqua waterproof wall covering, uPVC double glazed frosted window to the front elevation, radiator, shaver point, extractor.



Open plan Lounge/Dining room:- 12'0" (3.66m) x 19'3" (5.87m)

Impressive open planning living space having the main feature as the wall mounted electric fire finished with pebbles. Upvc double glazed windows to the side and front elevation with shaped detail. Radiators, ample room for reception and dining room furniture, wood effect wooden flooring.

Kitchen:- 10'0" (3.05m) x 9'4" (2.84m)

Fitted with a range of wall and base units, work top surfaces, electric ceramic hob with stainless steel canopy above finished in glass incorporating the extractor fan and lighting, oven/grill beneath, draw space. Built in fridge/freezer, dishwasher, cupboard housing the central heating and hot water boiler. Built in washing machine, feature coloured brick style tiling, stainless steel sink unit with drainer and swan neck tap over. uPVC double glazed window to the rear overlooking the terrace and uPVC double glazed giving access to the rear. Radiator and plinth heater.

Inner Hallway:-

With access to the bedrooms and shower room, radiator.

Bedroom 1:- 9'0" (2.74m) x 9'4" (2.84m)

Excluding the dressing area. Double bedroom with radiator, uPVC double glazed window to the rear elevation with a pleasant outlook. The dressing area has a range of wardrobes with hanging rails and shelving, small chest of drawers, dressing table. Door to:-

Outside:-

To the front there is parking for one vehicle. The main garden is laid to gravel with flower planters, dustbin storage area. Gateways giving access to both side elevations.

To the left hand side there is artificial lawn which continues to the rear where there is a seating area finished in wooden sleepers overlooking the stream. Wooden steps then rise to the composite decked terrace which is an ideal space for alfresco dining and entertaining enclosed with balustrades and again overlooks the stream.

To the right hand side there is a gravel and stepping stone pathway, Shed with space for tumble dryer and further white goods, power and enclosing doors. Further storage shed.

Services:-

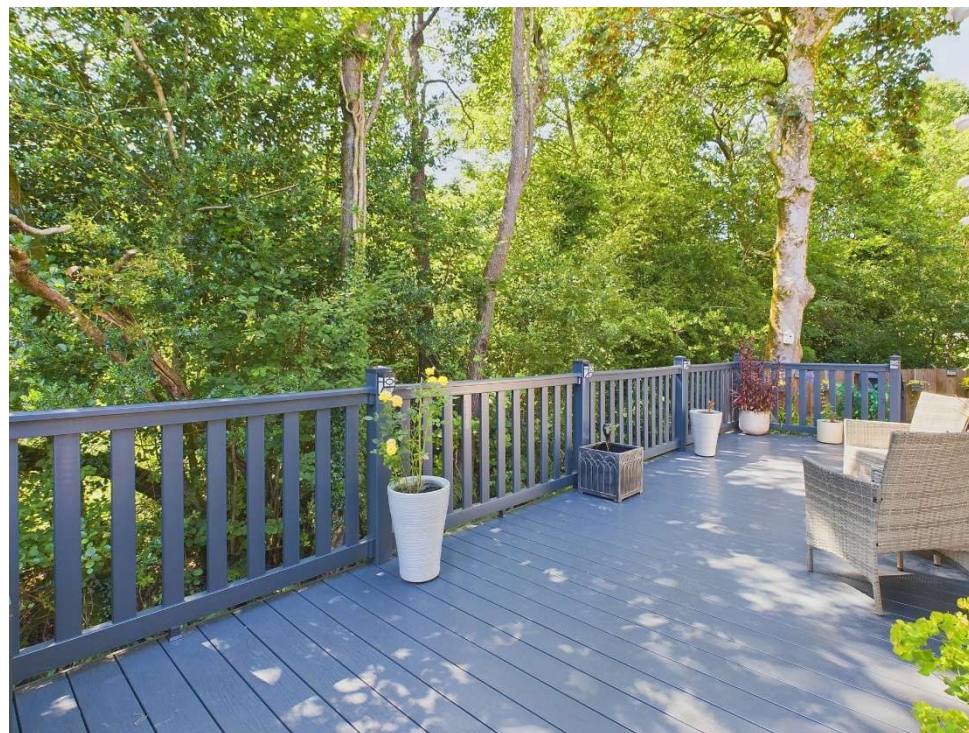
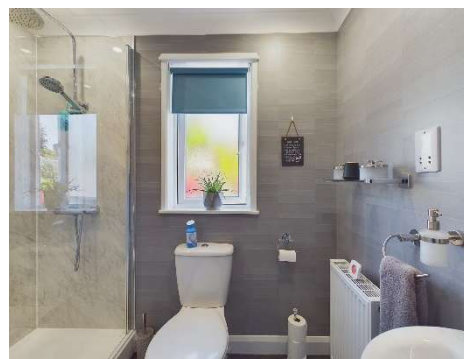
Electricity and water. LPG gas bottles, drainage via the site.

Council Tax Band:-

According to Cornwall Council the council tax band is A.

Site Charges:-

The vendor has advised us that the site charges are £228.11 per month.





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.
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