

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£155,000 Fixed Price

35 Lansdowne Park, Wheal Rose, Scorrier, TR16 5DB



- TWO BEDROOM PARK HOME
- IMMACULATE PRESENTATION
- SITED IN 2020
- FULL RESIDENTIAL OCCUPATION
- OVER 50'S ONLY
- PARKING FOR ONE CAR
- COUNCIL TAX BAND A
- NO ONWARD CHAIN

An immaculately presented two bedroom park home on this ever popular residential park. The home was sited in 2020 and still retains the balance of its guarantees and warranties. The main living area is open plan with a well-appointed kitchen (with integrated appliances), bright lounge area and dining area. The master bedroom has built in wardrobes to one wall and an ensuite WC. There is a shower room/WC with double width shower enclosure. The property is double glazed and warmed by LPG central heating. There is off road parking for one car only.

Lansdowne Park Homes is a quiet rural park home estate in Wheal Rose in Cornwall, just off the A30, with a bus-stop on the doorstep and only about 7 miles drive from Truro. Whilst close to Redruth for local shops and facilities, the park is within walking distance to a local bakery and farm shop and also a short drive to Porthtowan beach and Portreath Harbour on the coast.



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Approached via steps leading up to a UPVC front door opening into:-

OPEN PLAN LIVING AREA

19'3" x 14'2" (5.87m x 4.32m)

A spacious living area with a vaulted ceiling. There is a well-appointed kitchen including integrated washer/dryer, dishwasher and fridge/freezer. There is a range of eye level and base units with inset electric hob and electric oven, extractor, stainless steel sink with side drainer, and cupboard housing the LPG boiler. The lounge area has ample room for two sofas and has two double opening patio doors leading to a decked patio. There is a dining area with space for a dining table. Radiator.

HALLWAY

There are doors to both bedrooms and the Shower Room/WC

MASTER BEDROOM

12'6" excl depth of wardrobes x 9'9" max (3.81m x 2.97m)

A generous master bedroom with built in wardrobes to one wall, double glazed window to the side, complete with bedroom furniture, radiator and door to:-

EN-SUITE WC

There is a close coupled WC, wash hand basin set in a vanity unit, chrome ladder type towel rail, double glazed window to the side and an extractor.

BEDROOM TWO

10'4" x 6'9" (3.15m x 2.06m)

A useful second bedroom with a built in single wardrobe and bedroom furniture. There is a double glazed window to the side and radiator.

SHOWER ROOM/WC

There is a double width glass shower enclosure with a thermostatic shower over, close coupled WC, wash hand basin set in a vanity unit, chrome ladder type towel rail, double glazed window to the side and extractor.

OUTSIDE

DECKED PATIO

There is a decked raised patio to the front with direct access from the lounge area.

SIDE GARDEN

The side garden is laid to granite chippings for ease of maintenance and there is a shed.

REAR GARDEN

There is a raised patio laid to slabs at the rear of the home.

OFF ROAD PARKING

There is a tarmac area providing parking for one car.

PITCH FEES AND CHARGES

The pitch fee is currently £177.22 per calendar month. The water and sewerage charge is £19.00 per calendar month based on a couple occupying.

AGENTS NOTE

This park is restricted to over 50's only and only 2 Pets are permitted. Council Tax Band A BT Broadband is connected.



General: While 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 the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. 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 THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.