

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£230,000

Willowside Park, Lansdowne Park, Wheal Rose, TR16 5DD



- TWO BEDROOMS
- MASTER ENSUITE
- BRAND NEW PARK HOME
- FULL RESIDENTIAL
- OVER 50'S ONLY
- LPG CENTRAL HEATING
- FULLY FURNISHED
- INCLUDES APPLIANCES

Two bedroom (master ensuite) Omar park homes measuring 42ft by 20ft set on a new residential park. Willowside Park is a quiet rural park home development in Wheal Rose in Cornwall, just off the A30, with a bus-stop nearby 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. The park homes come fully furnished and the accommodation comprises of: Living Area, Hallway, Bathroom/WC, Master Double Bedroom with walk-in wardrobe and En Suite Shower/WC and a Second Double Bedroom. The homes are heated by LPG central heating and the kitchen includes Hob, Electric Oven, Dishwasher, Washing Machine and Fridge/Freezer. There is parking for up to two vehicles and a garden landscaped for ease of maintenance. Demand is expected to be very high and an early viewing of the site and plot reservation is highly recommended. All photographs are for illustration purposes only as model and specifications may be subject to change

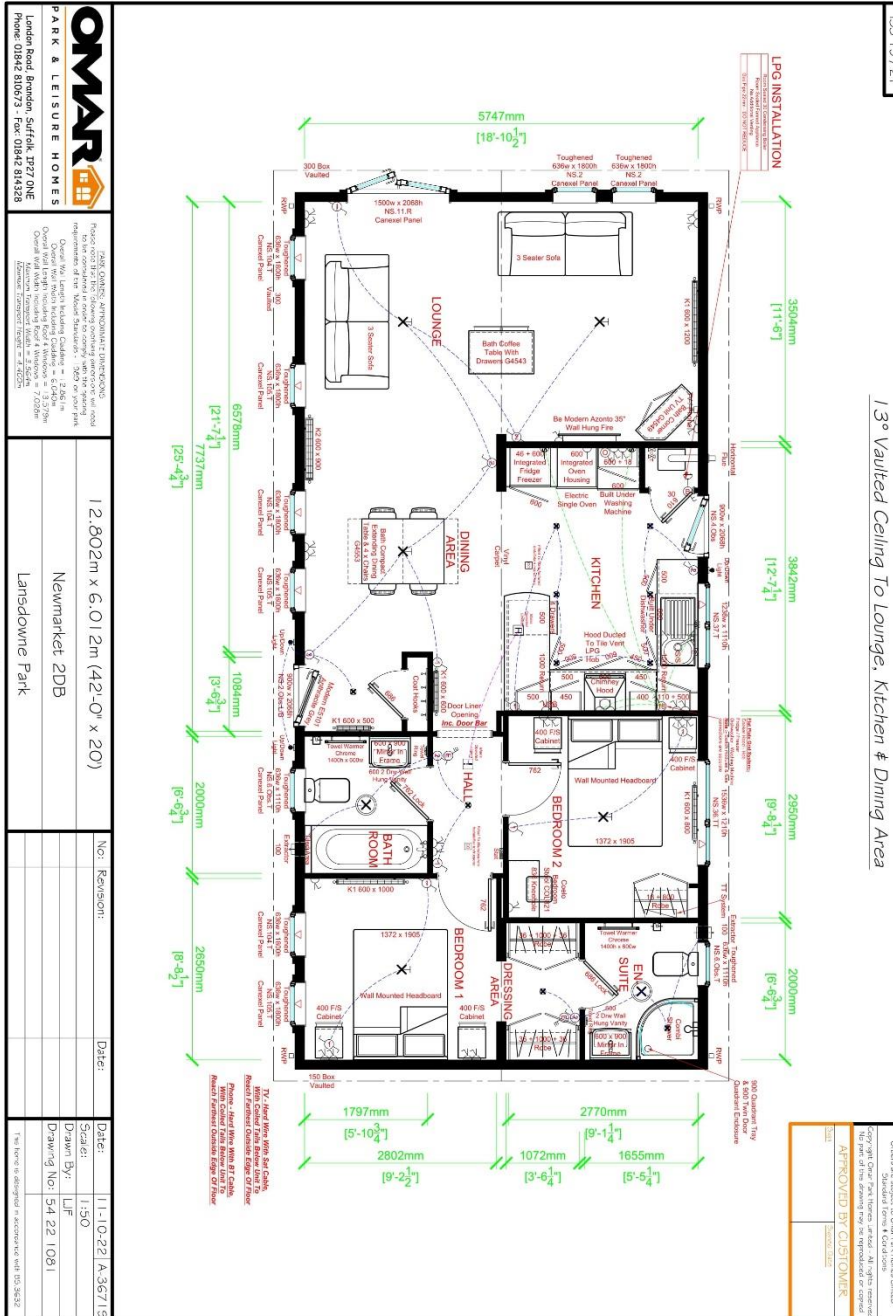
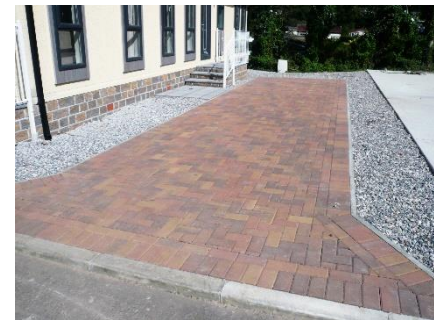


01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

Willowside Park, Lansdowne Park, Wheel Rose, TR16 5DD



1.3m Vaulted Ceiling To Lounge, Kitchen & Dining Area

Pitch Fee £170pcm
Water £16.80pcm
Sewerage £8.25pcm

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

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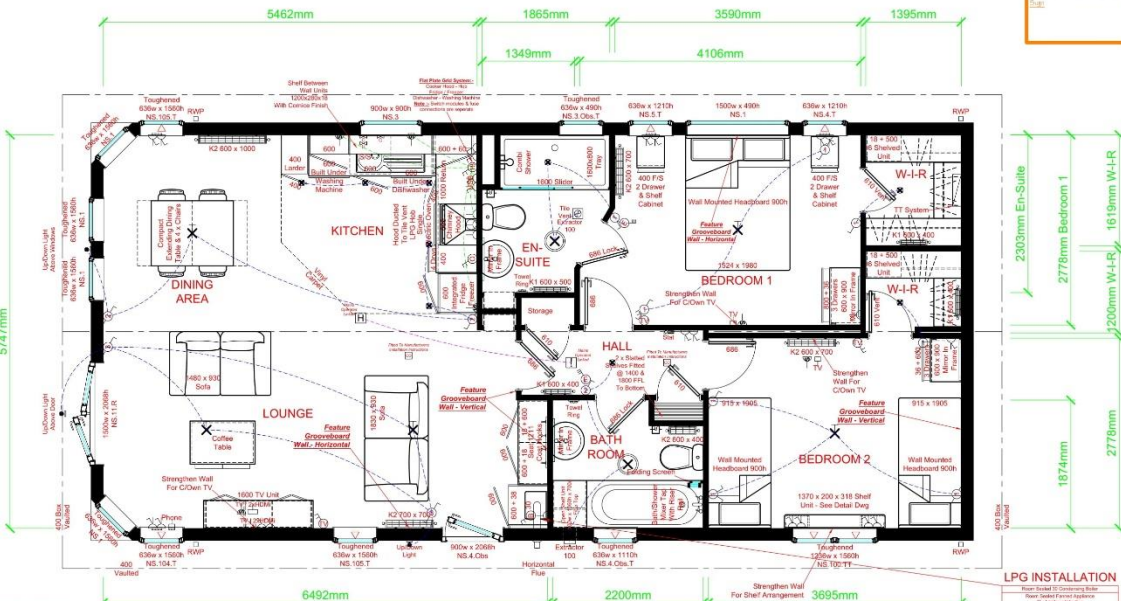
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13° Vaulted Ceiling Throughout

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APPROVED BY CUSTOMER

Date: _____
Customer Name: _____



OMAR
PARK & LEISURE HOMES
London Road, Brandon, Suffolk IP27 0NE
Phone: 01842 810673 - Fax: 01842 814328

PLEASE CHECK APPROXIMATE DIMENSIONS
Please note that the following ordering dimensions are intended to be consistent in order to comply with the ordering requirements of the Model Standards - 13097 or your part.

Overall Wall Length Including Cladding = 2,692mm
Overall Wall Width Including Cladding = 4,428mm
Overall Wall Length Including Roof Windows = 12,728mm
Overall Wall Width Including Roof Windows = 7,502mm
Maximum Transport Width = 2,700mm
Minimum Transport Depth = 4,900mm

12.802m x 6.012m (42'-0" x 20')

Westfield 2DB
Lansdowne Park Homes

No:	Revision:	Date:	Date:
A	Production details added - MRC	25-08-22	23-08-22 A-26510
Scale:			1:50
Drawn By:			LJF
Drawing No:			84 22 0901
Serial No:			22 OM 84 2704
The format is designed in accordance with BS 3692			

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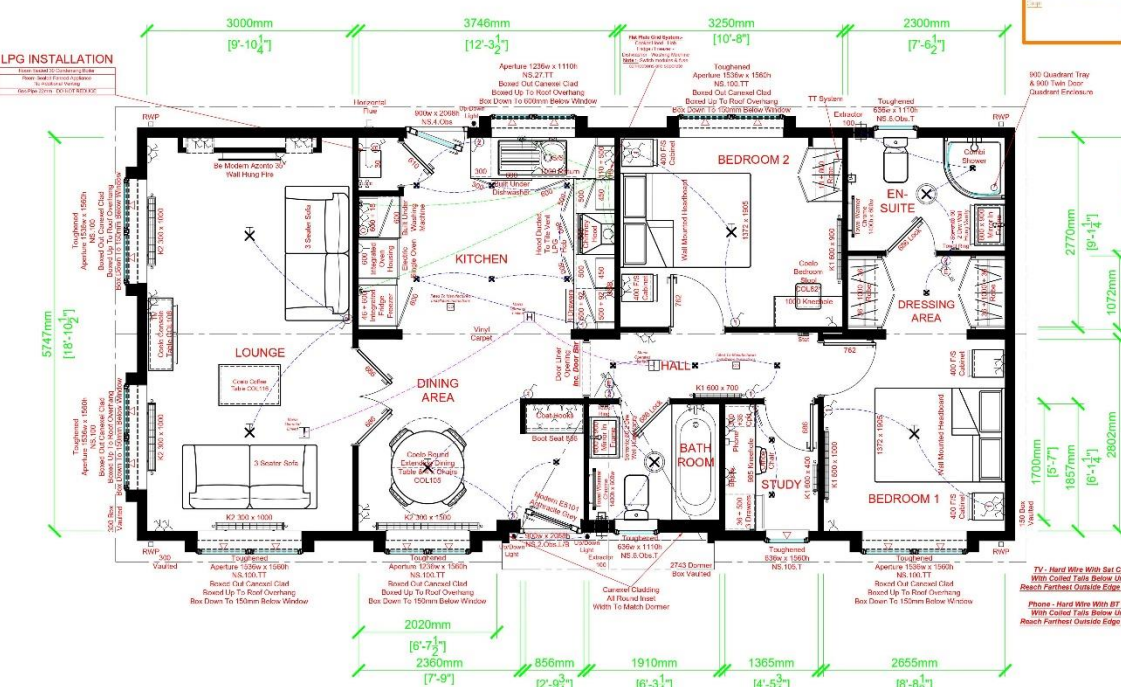
B

13° Vaulted Ceiling To Lounge, Kitchen & Dining Area

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PLEASE CHECK APPROXIMATE DIMENSIONS
Please note that the following ordering dimensions are intended to be consistent in order to comply with the ordering requirements of the Model Standards - 13097 or your part.

Overall Wall Length Including Cladding = 4,282mm
Overall Wall Width Including Cladding = 5,040mm
Overall Wall Length Including Roof Windows = 11,302mm
Overall Wall Width Including Roof Windows = 7,008mm
Maximum Transport Width = 2,700mm
Minimum Transport Depth = 4,900mm

12.802m x 6.012m (42'-0" x 20')

Image 2DB Study
Lansdowne Park

No:	Revision:	Date:	Date:
			14-11-22 A-37064
Scale:			1:50
Drawn By:			VIL
Drawing No:			50 22 1235
The format is designed in accordance with BS 3692			

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