

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£220,000

33 Willowside Park, Wheal Rose, Scorrier, TR16 5FF



- BRAND NEW PARK HOME
- TWO BEDROOMS
- OVER 45's ONLY
- 40FT X 20FT
- PARKING FOR UP TO 2 CARS
- COUNCIL TAX BAND A
- RURAL SITE
- FULL RESIDENTIAL OCCUPATION

Two bedroom (master ensuite) Omar Newmarket Park Homes measuring 40ft 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 home comes fully furnished and the accommodation comprises of: Semi Open Plan Living Area, Hallway, Bathroom/WC, Master Double Bedroom with walk-in wardrobe and En Suite Shower/WC and a Second Double Bedroom. The home is 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. Council Tax Band A. EPC: NA



33 Willowside Park, Lansdowne Park, Wheal Rose, Scorrier, TR16 5DB

OUTSIDE

There are surrounding gardens which have been landscaped for ease of maintenance.

OFF ROAD PARKING

There is an off road parking space for up to 2 cars.

PITCH FEES & CHARGES

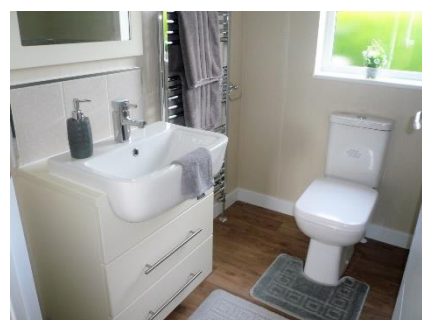
Pitch Fee £181.39pcm Water £6.69pcm
Sewerage £9.31pcm

AGENTS NOTE

This park is restricted to over 45's only and only 2 Pets are permitted. Copies of all relevant paperwork i.e. park rules; licenses etc are available on request from our offices at 3 Market Way, Redruth, or by email. Photographs used are for illustration purposes and are only indicative of the final appearance. LPG cylinder gas is connected. Water & Sewerage are via the park Mains Electricity is connected. Broadband is connected.

RESERVATION FEE

A reservation fee of £5000 is required to secure the property which is non-refundable but may be transferable to an alternative plot on the site.



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.

