

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

## £215,000

*44 Willowside Park, Wheal Rose, TR16 5FF*



- TWO DOUBLE BEDROOMS
- MASTER ENSUITE
- SHOWER ROOM/WC
- SEPARATE LOUNGE/DINER
- FULLY FITTED KITCHEN
- LPG CENTRAL HEATING
- OVER 45'S ONLY, PETS ALLOWED
- PARKING FOR ONE VEHICLE

Two bedroom (master ensuite) Omar Image park home measuring 42ft by 20ft set on a fully 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 accommodation comprises of: Kitchen/Breakfast Room, Lounge/Dining Room, Hallway, Shower room/WC, Master Double Bedroom with walk-in wardrobe and En Suite Shower/WC, a Second Double Bedroom with wardrobe and a Study. The home is heated by LPG central heating and the kitchen includes Hob, Electric Oven, Microwave, Dishwasher, Washing Machine and Fridge/Freezer. There is parking for one vehicle and a garden landscaped for ease of maintenance. The home was sited in 2023 and has the balance of a 10 year manufacturer's warranty to run. EPC: NA Council Tax Band A



# *Willowside Park, Wheal Rose, TR16 5FF*

Approached via steps up to a UPVC double glazed door opening into:-

## **KITCHEN/BREAKFAST ROOM**

18'1" x 12'4" (5.51m x 3.76m)

A fully fitted kitchen with a range of eye level and base units with work surface over, free standing island, inset sink with side drainer, built in electric over, ceramic hob, dishwasher, washing machine, fridge/freezer, microwave, cupboard housing the LPG combi boiler. Space for a and chairs. Door to the Lounge, Hallway and a door to the rear of the home.

## **LOUNGE/DINING ROOM**

18'11" x 9'10" (5.77m x 3.00m)

A good sized room with patio doors opening to the raised patio, and double glazed windows to two sides.

## **HALLWAY**

There are doors to both bedrooms, the study and the shower room/wc.

## **MASTER BEDROOM**

9'3" x 8'9" (2.82m x 2.67m)

A good size master bedroom with double glazed windows to the front, and doorway to the dressing area which leads to the ensuite shower/wc. Radiator.

## **DRESSING AREA**

7'7" INC DEPTH OF WARDROBES x 3'6" (2.31m x 1.07m)

There are two built in wardrobes and a door to:-

## **ENSUITE SHOWER/WC**

7'6" x 5'5" (2.29m x 1.65m)

There is a quadrant shower tray with enclosure, close coupled WC and a pedestal mounted wash hand basin, double glazed window to the side and a chrome heated towel rail.

## **BEDROOM TWO**

10'8" x 9'1" (3.25m x 2.77m)

A good size second double bedroom with A double glazed window to the rear, built in wardrobe and a radiator.

## **STUDY**

6'1" x 4'6" (1.85m x 1.37m)

There is a double glazed window to the front

## **SHOWER ROOM/WC**

6'3" x 5'7" (1.91m x 1.70m)

Modern Suite consisting of a shower cubicle with mixer type shower over and glass enclosure, close coupled WC, pedestal mounted wash hand basin, chrome heated towel rail and a double glazed window to the rear.

## **OUTSIDE**

## **GARDEN**

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

## **OFF ROAD PARKING**

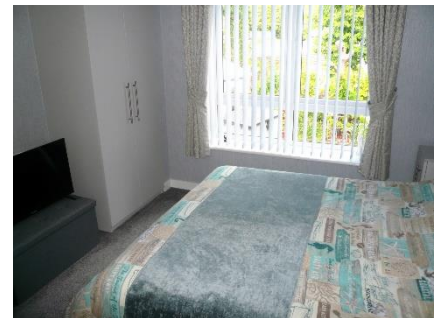
There is an off road parking space for one cars.

## **PITCH FEES AND CHARGES**

Pitch Fee £210.32 pcm which includes the water and sewerage charge payable to the park.

## **AGENTS NOTE**

This park is restricted to over 45's only and 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. Broadband speed of 23Mbps Standard (source Ofcom) Mobile coverage from EE and O2 (source Ofcom)



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.