

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£60,000

Rosewarne Park, Higher Enys Road, TR14 0AG



- TWO BEDROOMS
- FULL RESIDENTIAL PARK
- VACANT POSSESSION
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- COMMUNAL PARKING FOR 1 CAR
- OVER 50'S ONLY
- 1 PET CONSIDERED

A two bedroom park home sited on this well-established residential park on the outskirts of Camborne. There is easy access to local amenities and the coast with Camborne shopping centre close by. The accommodation comprises of: - Entrance Hall, Lounge, Kitchen/Diner, Bathroom/WC, One Double Bedroom, One Single Bedroom and surrounding well established gardens. The home is double glazed and heated by mains gas central heating There is communal parking for one car. One pet will be considered. Over 50's Only, EPC: NA. Council Tax Band A. Vacant Possession.



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Approached via steps leading to a double glazed front door opening to:-

ENTRANCE HALL

There are doors to all bedrooms, Bathroom/WC built in cupboard and the kitchen/diner. Radiator.

KITCHEN/DINER

9'9" x 9'5" (2.97m x 2.87m)

A range of eye-level and base units with work surface over, inset single bowl stainless steel sink with side drainer, gas hob with electric oven below, space for washing machine, space for fridge/freezer, built in cupboard housing the gas combi boiler, double glazed windows to both sides, radiator and a door to the rear garden and a door to:-

LOUNGE

9'9" x 9'7" (2.97m x 2.92m)

There are double glazed windows to two sides, inset electric fire, telephone point, TV aerial point and a radiator.

BEDROOM ONE

8'0" EXCL DEPTH OF WARDROBES x 7'1" (2.44m x 2.16m)

A good sized room with built in wardrobes to one wall, double glazed window to the front and a radiator.

BEDROOM TWO

8'3" INCL DEPTH OF WARDROBES x 7'0" (2.51m x 2.13m)

A good sized single bedroom with built in wardrobe and dressing table, radiator and a double glazed window to the rear.

BATHROOM/WC

A panel bath with mixer tap, close coupled WC, pedestal mounted wash hand basin, double glazed window to the rear and a radiator.

OUTSIDE

GARDENS

There are well established gardens to the front rear and side with a variety of shrubs and plants and a lawned area.

PARKING

There is a communal car parking area and the owner is entitled to park one car.

PITCH FEES AND OTHER CHARGES

The current pitch fee is £151.58 per calendar month and will be reviewed in January each year. Water and Sewerage is currently charged at £42.40 per calendar month.

AGENTS NOTE

Council Tax Band A Broadband speeds from 15Mbps standard and from 1800Mbps Ultra-Fast (Source Ofcom). Mobile phone coverage from all major networks (Source Ofcom). Over 50's Only 1 Pet considered.



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.