

ferguson young

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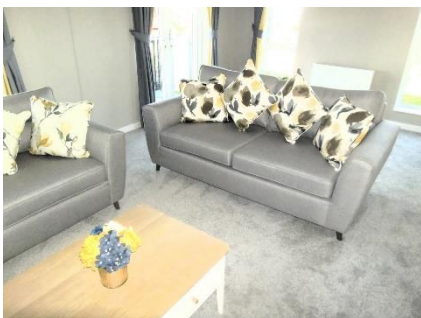
£220,000

14 Rosevear Drive, Rosevear Park, Gothers Road, PL26 8GY



- BRAND NEW 45FT X 20FT PARK HOME
- TWO DOUBLE BEDROOMS
- FULLY FURNISHED
- MAIN BEDROOM EN-SUITE
- OVER 50'S ONLY
- PARKING FOR UP TO TWO VEHICLES
- TWO PETS PERMITTED
- FULL RESIDENTIAL OCCUPATION

Two bedroom (master en-suite) Omar Newmarket park home measuring 45ft by 20ft located on a fully residential park. Rosevear Park is a quiet rural park home development near St Dennis in Cornwall. The accommodation comprises of: Kitchen Area, Lounge Area, Dining Area, Hallway, Bathroom/WC, Master Double Bedroom with dressing area 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 Gas Hob, Electric Oven, Dishwasher, Washing Machine and Fridge/Freezer. There is off parking and a garden landscaped for ease of maintenance. The home has the benefit of a 10 year manufacturer's warranty. EPC: NA Council Tax Band A. Available for immediate occupation.



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

SEMI OPEN PLAN LIVING AREA

25'2" x 18'10" (7.67m x 5.74m)

A light and airy living area complete with lounge suite, units, dining table and chairs, vaulted ceiling, patio doors opening onto a raised patio area with obscure glass screening affording far reaching views to the coast and over countryside, built in storage cupboards kitchen area comprising of a range of eye level and base units with work surface over, sink with side drainer, built in gas hob, electric oven, dishwasher, washing machine and fridge/freezer. Double glazed windows to all sides and three radiators. Door to the side with steps down, and opens to:-

Hallway

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

MASTER BEDROOM

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

A good size master bedroom complete with furniture. There are double glazed windows to one side, and opens to the dressing area which has a door to the ensuite shower/wc. Radiator.

DRESSING AREA

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

There are 2 built in wardrobes and a door to:-

EN-SUITE SHOWER/WC

7'7" x 5'6" (2.31m x 1.68m)

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 9'2" (3.25m x 2.79m)

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

STUDY

5'11" x 4'7" (1.80m x 1.40m)

There is a built in desk, chair, radiator and a double glazed window to the side.

BATHROOM/WC

6'6" x 5'11" (1.98m x 1.80m)

Modern Suite consisting of a panel bath, close coupled WC, pedestal mounted wash hand basin, chrome heated towel rail and a double glazed window to the side.

OUTSIDE

GARDENS

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 two cars.

PITCH FEES AND CHARGES

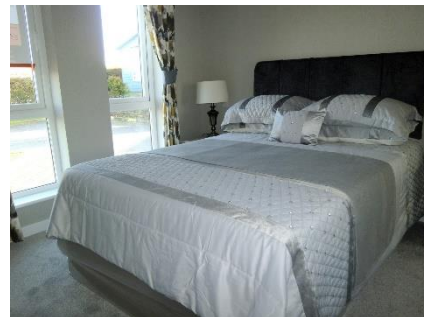
The pitch fee is £181.39pcm Council Tax: Band A

AGENTS NOTE

This park is restricted to over 50'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. There is good mobile signal from most major networks (Source Ofcom). Broadband Speeds up to 1Mbps Standard and 73Mbps Superfast (Source Ofcom).

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.

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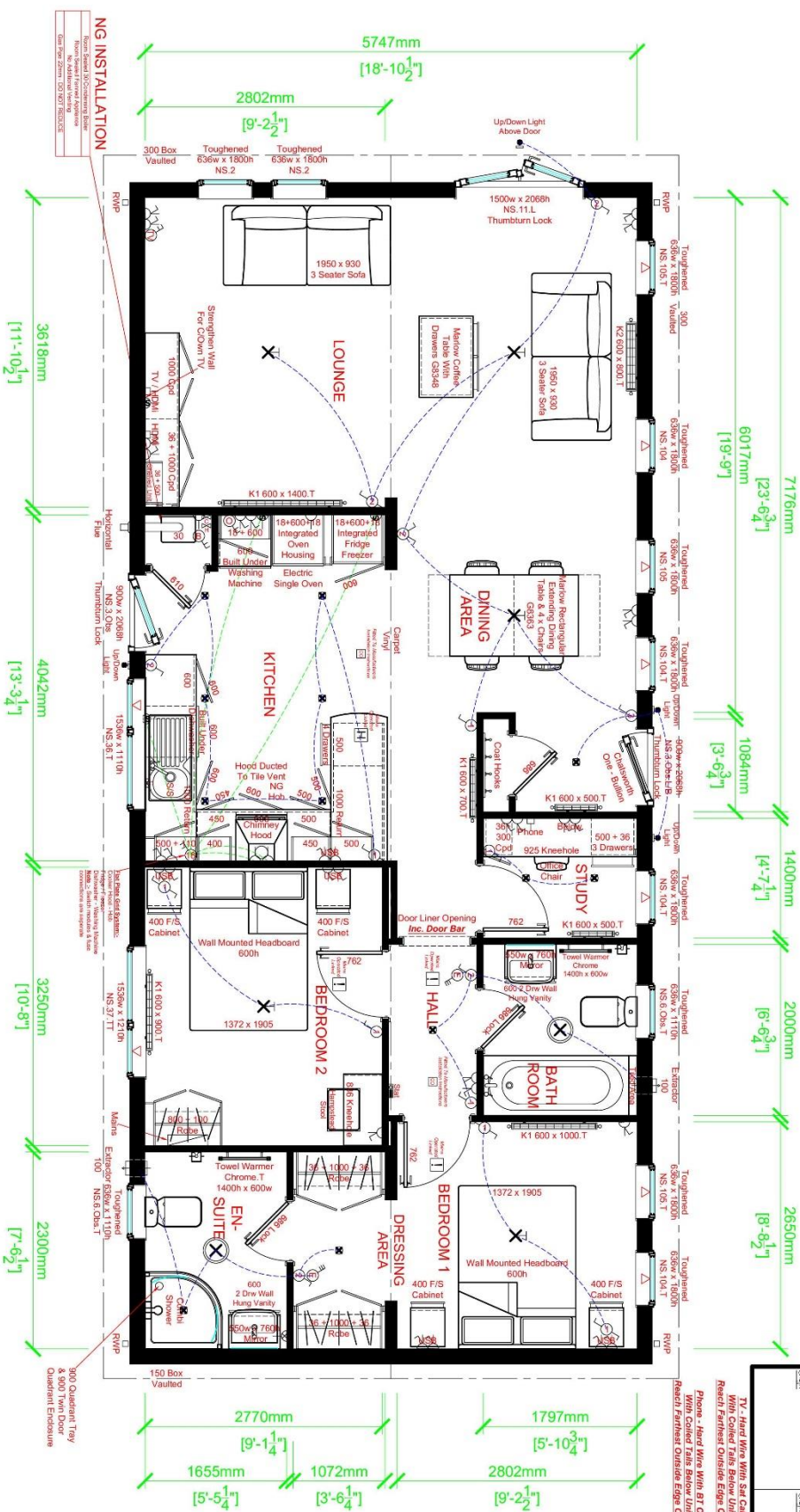
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APPROVED BY CUSTOMER

Signed Data

**Phone - Hard Wire With BT Cable,
With Coiled Tails Below Unit To
Reach Farthest Outside Edge Of Floor**



Deviation Notice Issued
With This Drawing



PARK & LEISURE HOMES

London Road, Brandon, Suffolk. IP27 0NE
Phone: 01842 810673 - Fax: 01842 814328

Chassis Size 13.7 | 6m x 6.0 | 2m (45' x 20')

Newmarket 2DB Study

Willowbrook

Overall Wall Dimensions - 13.806m x 6.102m (45'-4" x 20'-1")

No:	Revision
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Date:

Date:	14-05-25	A-4071
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Drawn By:	CAT
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Drawing No:	54 25 0468
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This home is designed in accordance with B5.3632