

Congdons Shop
Launceston
PL15 7PW

Asking Price £198,000

- Two Bedroom Detached Park Home
- Lounge/Diner With Doors To Garden
- Kitchen
- Utility Room
- Shower Room & En-Suite Bathroom
- Gardens
- Parking & Garage
- Over 55s, Fully Residential Park









Tenure - Leasehold

Council Tax Band - A

Floor Area - 829.00 sq ft









Nestled in the heart of this popular park, you'll find a spacious two bedroom, master with en-suite bathroom fully residential detached park home. It offers roomy accommodation with LPG gas central heating and double glazing. The spacious garden provides desirable countryside views, decking and a greenhouse. Driveway parking for several vehicles, and a garage. This home is reserved for individuals over 55. EPC exemption in place.

The park is well located for exploring the Cornish countryside. The nearest village a mile away is Lewannick, offering local amenities including a post

office, shop, pub and church. The nearest town, 8 miles away is Launceston. Plymouth and Exeter are 20 miles away, where you can find city amenities

including shops and restaurants.

Age restriction: Over 55's

Pet friendly: Yes

LOUNGE:

17'6 x 9'6 (5.33m x 2.90m) Window to front. Vaulted ceiling. Steps up to

DINER:

9'6 x 7'10 (2.90m x 2.39m)

Double opening doors to veranda. Serving hatch to Kitchen.

KITCHEN:

11'10 x 9'6 (3.61m x 2.90m)

Window to side garden. Fitted base units under roll edge work surfaces, sink unit. Eye level electric oven. Four ring hob. Matching wall mounted cupboards.

UTILITY:

Door to side. Space and plumbing for washing machine. Boiler.

PRINCIPAL BEDROOM:

11'8 x 9'6 (3.56m x 2.90m)

Window to front. Built in wardrobe. Door to

EN-SUITE:

6'8 x 5'6 (2.03m x 1.68m)

Window to front. Corner jacuzzi bath. Pedestal wash hand basin. Low level WC

BEDROOM TWO:

10'8 x 9'6 (3.25m x 2.90m)

Window to side. Built in bedroom furniture.

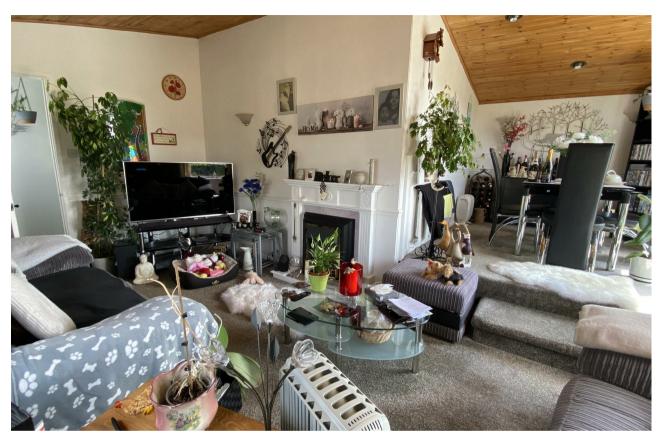
SHOWER ROOM:

Window to side. Corner shower cubicle. Wash hand basin. Low level WC.

OUTSIDE:

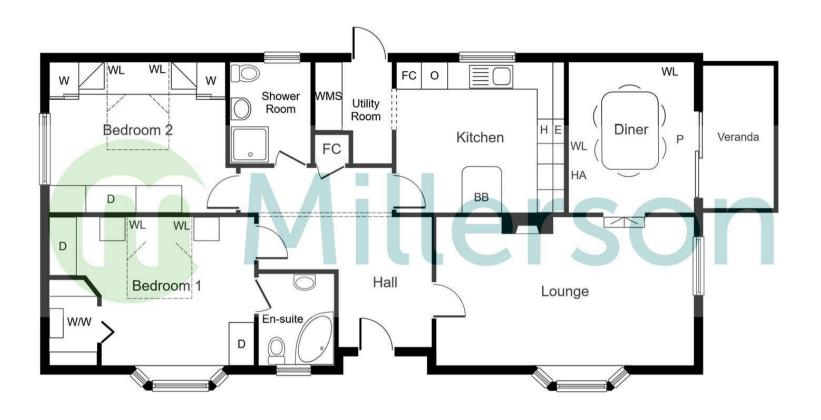
Gardens to the front, side and rear with countryside views. Greenhouse. Raised Veranda.

To the front is parking for several vehicles which lead to the garage.



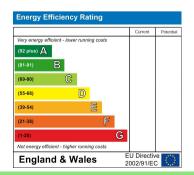






PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Directions To Property

From Launceston, take the A30 towards Bodmin. After 6 miles, take the exit signed Callington onto the B3257, just before the Garage/Subway. Proceed for 1/4 mile and turn right towards Trevadlock. Continue for about 1/2 a mile, and you'll find Trevadlock Hall Park on the left. Pass the Green, turn left at the Visitors Car Park, follow the road to the right, and at the top of the park, the property will be on the right.

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Valuation Request



