



Connells

Tamar Park  
Coxpark Gunnislake



# Tamar Park Coxpark Gunnislake PL18 9BD

for sale  
**£120,000**



## Property Description

9' 2" x 6' 5" ( 2.79m x 1.96m )

### Shower Room

An opportunity to acquire this well-presented Park Home, situated in the rural area of Gunnislake. Offering an ample three bedrooms, two car driveway and garage. This fantastic home also offers substantial outdoor space.

As you enter this Park Home, you have a spacious lounge/dining room area with patio doors leading to a well-maintained lawned garden, a lovely kitchen with matching wall and base units with built-in appliances, two good-sized double bedrooms, a smaller single bedroom which could be used as a separate study area and shower room comprising walk-in shower, hand basin and W.C. Additional storage space can also be found throughout this home.

This property has been newly refurbished with new flooring throughout, new porch and new boiler. This home also benefits from a garage and parking for 2 cars.

**BOOK YOUR VIEWINGS NOW!**

### Lounge/Dining Room

13' 7" x 19' 9" ( 4.14m x 6.02m )

### Kitchen

11' 1" x 9' 7" ( 3.38m x 2.92m )

### Bedroom One

10' 4" x 10' 2" ( 3.15m x 3.10m )

### Bedroom Two

10' 4" x 9' 7" ( 3.15m x 2.92m )

### Study/Bedroom Three



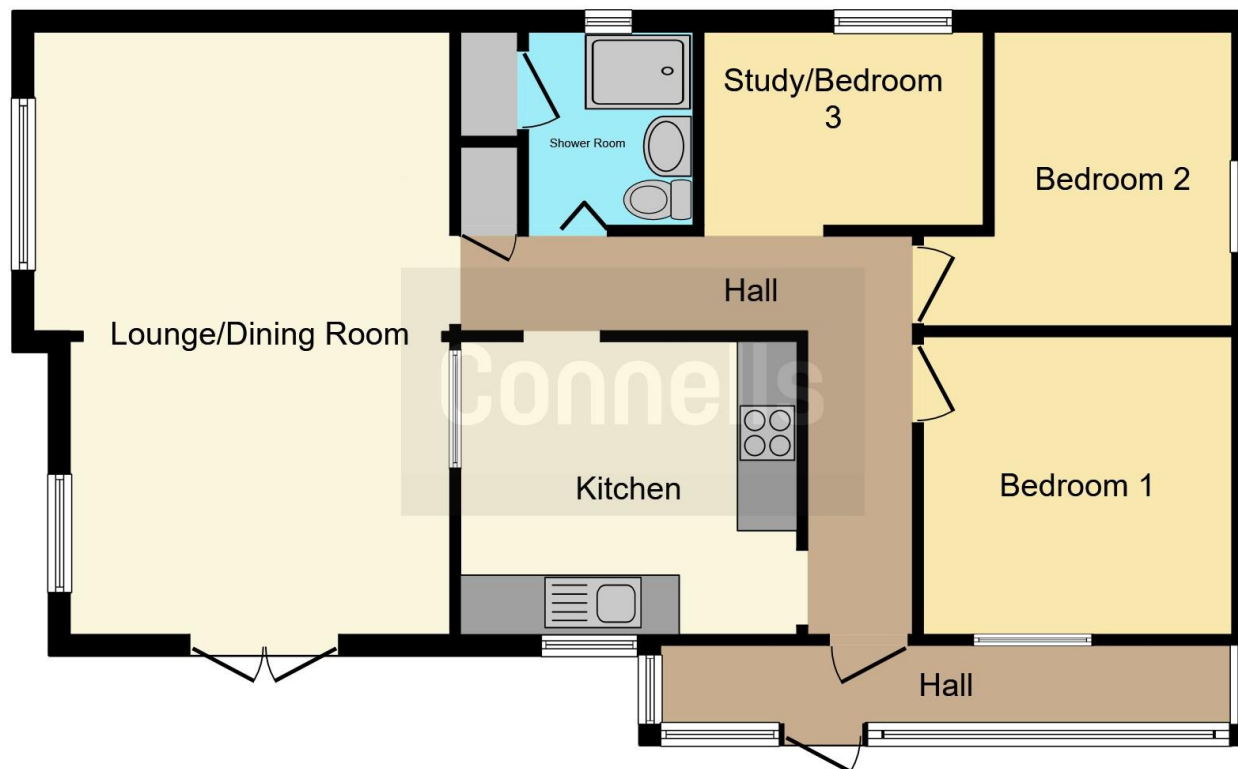












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/PLH312046](http://connells.co.uk/Property/PLH312046)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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