

PARK HOME
£140,000



LITTLE TRELOWER PARK TRELOWTH PL26 7DU

ATTRACTIVE 2 BEDROOM PARK HOME

Situated on the edge of the village of Sticker, this delightful park home really does have a lot to offer and is well presented by the current owners.

In brief the accommodation comprises: Boot Room/Entrance Porch, Utility, Kitchen, Dining Room, Lounge, Sun Room, 2 Bedrooms (Principle with an impressive en-suite) and Wet Room. The property also benefits from an appealing garden and parking.

**Viewing is Highly Recommended to
Appreciate all this Park Home has to Offer**

Key Features

Spacious with Good
Natural Light

Lounge with Dining
Room PLUS Sun Room

Kitchen PLUS Utility

2 Bedrooms - Principle
with En Suite

Appealing Garden

Parking

About The Property and Location

There are 45 homes on Little Trelower Park with No. 32 tucked away amongst communal green space. This appealing and spacious park home (with one of the largest en suites we have seen in any property!) has so much to offer and can only be truly appreciated by viewing. The park has a great community atmosphere among the residents. For convenience there is a bus stop at the entrance to the park and the village of Sticker offers a range of amenities including; shop, post office, village hall and country pub, The Hewas Inn, a traditional village inn with an enviable reputation for serving good quality, home cooked food and local real ales. The market town of St Austell, just 2 miles distant and borders the popular coastal resorts of Charlestown, Carlyon Bay and Mevagissey and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of cafes and public houses. The Cathedral City of Truro is approximately 12 miles west, offering further shops, restaurants and Hall For Cornwall theatre.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch/Boot Room

7' 10" x 4' 11" (2.4m x 1.5m)

uPVC double glazed door with four uPVC windows. Power and light. Tiled floor. uPVC double glazed door into:

Utility

Base unit with worktop over and space and plumbing beneath for a washing machine. Two full-height cupboards; one is a storage cupboard, the other housing the Baxi combination boiler with shelving. Vinyl flooring. Two glazed panel doors, one to the inner hall the other leads to:

Kitchen

10' 6" x 8' 10" (3.2m x 2.7m)

uPVC double glazed window to the front elevation. Good range of wall and base units with excellent worktop space over incorporating and one and a half bowl sink. Space with cooker with extractor over. Space for fridge freezer. Part-tiled walls. Vinyl flooring. Glazed panel door to:

Dining Room

8' 6" x 8' 6" (2.6m x 2.6m)

uPVC double glazed bow window to front elevation. Central heating radiator. uPVC double glazed French doors to seating area. Arch into:

Lounge

19' 0" x 10' 10" (5.8m x 3.3m)

uPVC double glazed bow windows to the side and rear. uPVC double glazed French doors to the sun room. Fire surround with wood burner style electric fire with tiled hearth. Two central heating radiators. Glazed panel door to inner hall.

Sun Room

9' 2" x 6' 7" (2.8m x 2.0m)

uPVC double glazed with top opening windows. To one side there is a uPVC double glazed door access a decked area, whilst to the other side uPVC double glazed French doors lead to the garden.

Inner Hall

Paneling to dado height with doors to both bedrooms and wet room.

Principle Bedroom

9' 10" x 9' 10" (3.0m x 3.0m)

uPVC double glazed bow window overlooking the garden. Two built-in wardrobes with bi-fold doors. Central heating radiator. Door to:

En Suite

10' 10" x 6' 7" (3.3m x 2.0m)

An impressive en suite with uPVC double glazed window to the rear. Corner bath, low level WC and vanity unit with 2 sinks incorporating storage below. Fully-tiled walls. Central heating radiator.

Bedroom

11' 10" x 9' 6" (3.6m x 2.9m) max

uPVC double glazed window to the front elevation. Two central heating radiators. Double wardrobe with bi-fold doors.

Wet Room

uPVC double glazed window to the front elevation. Shower. Low level WC. Pedestal wash-hand basin. Heated towel rail.

Exterior & Parking

Approached via a pathway, steps to the front lead to the entrance with raised deck leading to a seating area which continues to the rear garden, where there is further seating, area of lawn and garden sheds. A pedestrian gate at the far end of the garden gives access to a communal green area. There is an allocated parking space.

Additional Information

- Council Tax Band 'A'
- Site Rent £209pcm (includes drainage)
- Gas – LPG Bottles
- Water – SWW
- Electricity – Invoiced by Park Quarterly
- Age – 50+
- Pets – Permitted

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Kitchen



Lounge



Dining Room



Sun Room



Principle Bedroom



En Suite

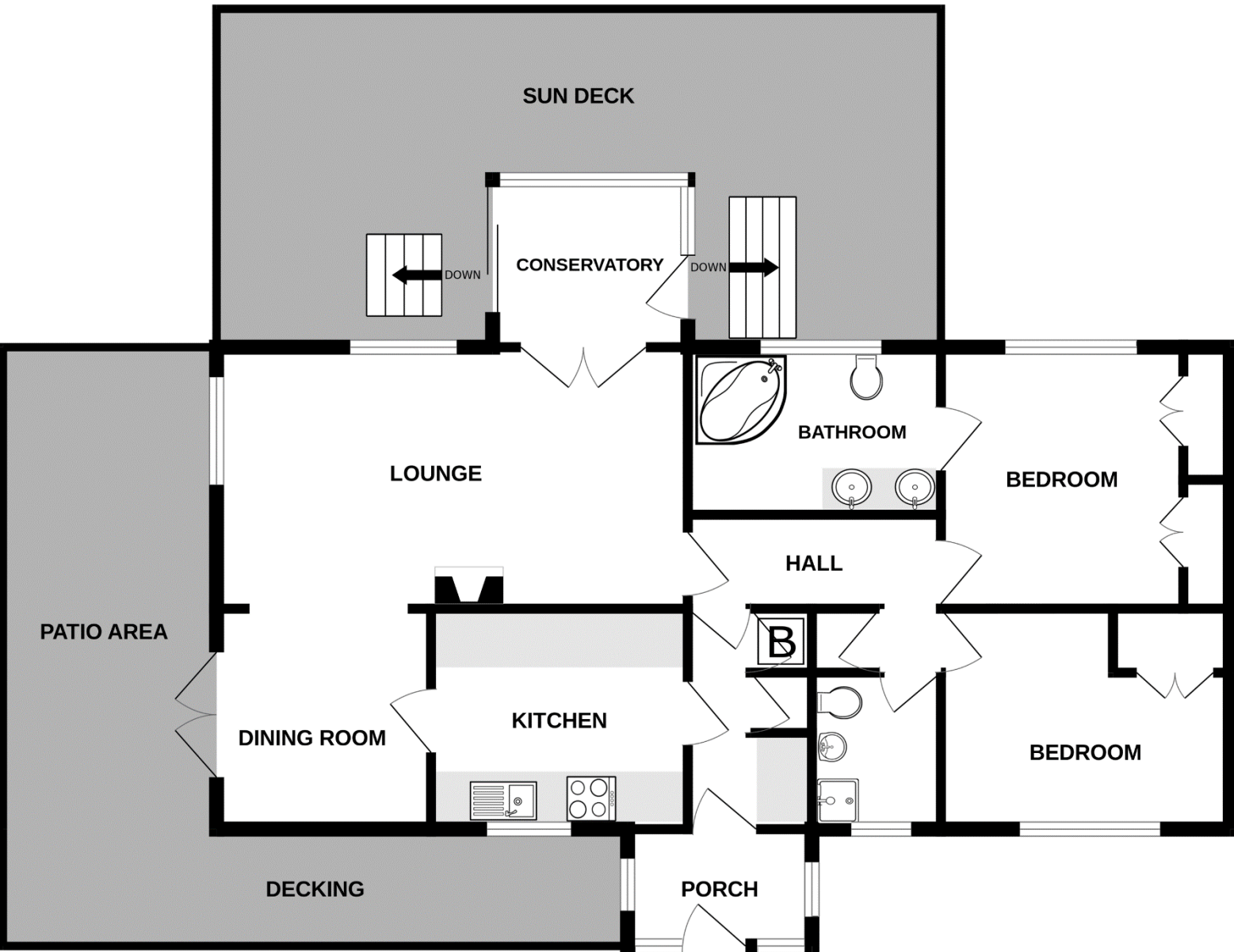


Garden



Decked Area with Far Reaching Views

FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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