



## **BAY VIEW** **MOUNTLEA COUNTRY PARK** **PAR PL24 2JP**

### **2 BEDROOM PARK HOME** **WITH SEA VIEWS**

If you've retired, live every day as though it's a holiday in this appealing 2 bedroom park home with sea views and open plan living, and situated on the highly regarded Mountlea Country Park.

In brief accommodation comprises: Open Plan Living Area (Lounge, Dining Area and Kitchen), Inner Hall, 2 Bedrooms and Shower Room. Externally there is a patio area, raised seating, lawn and shrub borders and a further terraced area with views over the garden and to the sea.

**Available with No Onward Chain**  
**Early Viewing is Recommended**

### **Key Features**

Charming Park Home with  
Open Plan  
Lounge/Dining/Kitchen

Underfloor Heating  
Throughout

2 Bedrooms

Sea Views

Garden and  
Driveway Parking

Highly Regarded  
Residential Park

## About The Property and Location

This pretty park home is well-presented and available with no onward chain. With open plan living and sea views, it is easy to imagine yourself gazing at the sea and the countryside, with a morning cuppa or a cheeky G&T – cheers!

Mountlea Country Park is a highly regarded and exclusive park for the over 55's with a pet friendly policy and is impeccably presented. Par is a coastal village having an excellent range of local amenities including library, chemist, post office, general stores, public houses and mainline railway station. Within a short distance is a large, dog friendly, sandy beach. The town of Fowey is approximately 4 miles away and is well known for its restaurants and coastal walks. The picturesque port of Charlestown and the award winning Eden Project are within a short drive.

## ACCOMMODATION COMPRISES:

(All sizes approximate)

### Open Plan Living Area

uPVC double glazed door into:

### Lounge

**14' 5" x 10' 10" (4.4m x 3.3m)**

uPVC double glazed bay window to the front elevation with sea views. Tiled floor with underfloor heating. Door to inner hall. Openway to:

### Kitchen/Dining Area

**17' 9" x 8' 6" (5.4m x 2.6m)**

### Dining Area

uPVC double glazed bay window to the front elevation with countryside and sea views. uPVC double glazed door with double glazed side panel leading to a seating area. Tiled floor.

### Kitchen

Shaker design wall, base and drawer units in cream, with worktops over incorporating a double sink with drainer. Space with a cooker and extractor over. Space for under counter fridge and freezer plus space and plumbing for a washing machine. Tiled floor. uPVC double glazed window to the side elevation. Complementary tiling.

### Inner Hall

Built-in double storage cupboard. Doors to bedrooms and shower room. Tiled floor.

### Shower Room

**6' 7" x 5' 7" (2.0m x 1.7m)**

Shower cubicle with electric shower. White pedestal wash-hand basin and low level WC. Tiled floor. Part-tiled walls. uPVC double glazed window to the side elevation. Heated towel rail. Wall heater.

### Bedroom

**10' 2" x 9' 6" (3.1m x 2.9m)**

uPVC double glazed windows to the rear and side elevations. Tiled floor. Wall lights.

### Bedroom

**7' 10" x 6' 11" (2.4m x 2.1m)**

uPVC double glazed window to the rear elevation. Built-in triple wardrobes. Tiled floor.

### Exterior

To the front of the property is a driveway with established shrubs. A pedestrian gate leads to a paved seating area with store and shed and a pathway to the front and side which in turn leads to steps to a raised terrace. To the other side of the property is a pretty seating area with wrought iron ballustrade, established shrubs and an area of artificial lawn. Outside tap.

### Parking

Driveway parking.

### Additional Information

#### Council Tax Band 'A'

Services – Electric

New in 2006 –

- Kitchen
- Bathroom
- Windows
- Tiled Floor
- Underfloor Heating

Age Restrictions – 55+

Pets – Permitted (numbers restricted)

Site Fees – £174.12 (reviewed 1/11/24)

### Park Home Living

Are you looking to escape the pressures and responsibilities of running a large house now that the kids have flown the nest? A park home could offer a perfect solution. Economical to run, not too much housework and a garden usually of a size to be a pleasure rather than a chore. Living on a park home site can offer you a tranquil, relaxed way of life, a chance to hear the blackbird singing on the fence, rather than the crash of a football in your garden!

### Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange to view this property, 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.





**Lounge**



**Dining Area**



**Kitchen**



**Bedroom One**



**Bedroom Two**



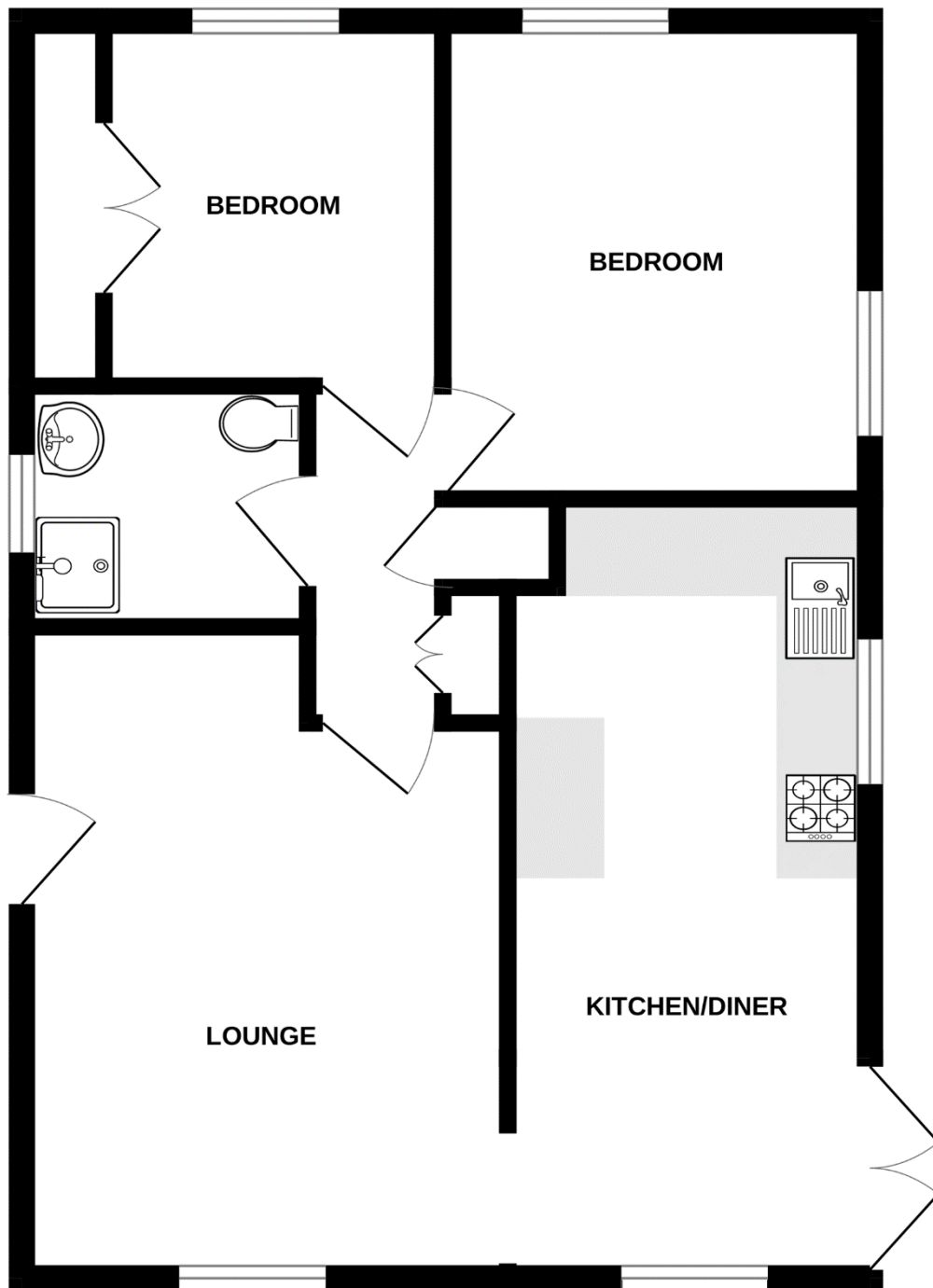
**Shower Room**



**Garden**



**Sea and Countryside Views**



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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