



WARWICK DRIVE BUCKLER VILLAGE PL25 3JJ

BRAND NEW 2 BEDROOM PARK HOME

A new life awaits you in this luxurious park home for the over 55s community, conveniently located in the Holmbush area of St Austell.

Experience the beauty of the Cornish countryside in the comfort of your own park home with the Stately Albion Tredegar, located at Buckler Village. This brand new park home offers a spacious and luxurious experience that will impress you.

This stunning park home offers generous natural light and in brief comprises: Entrance Hall, Lounge, Kitchen/Diner, 2 Bedrooms one of which has an En Suite shower room, plus a Bathroom. With parking, garden shed and easily maintained gardens, come and enjoy this superb new park home.

VIEWING HIGHLY RECOMMENDED

Key Features

**BRAND NEW
DOUBLE UNIT**

**2 Bedrooms
1 with En Suite**

**Well Appointed
Kitchen/Diner**

Parking

**Low Maintenance
Garden**

**Ideally Located Close
to Amenities**

About the Park Home and Location

This park home is the epitome of a luxury park home and is new to the Stately Albion range. This stunning park home boasts a contemporary design with sleek exterior finishes, making it a true standout in the park. Inside, you'll find a spacious area with plenty of natural light, providing a warm, inviting atmosphere perfect for entertaining guests or simply relaxing. The modern kitchen has high-quality appliances, ensuring you have everything you need to prepare your favourite meals. The Tredegar is a twin unit and provides ample space, making it a comfortable and practical choice for those looking for a spacious park home.

Bucklers Village is ideally located in the area of Holmbush and within walking distance of many local amenities including Doctors Surgery, Supermarkets, Post Office, Bakery, Butchers and Takeaway Establishments. The town centre is just 1 mile away and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Close by is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, a popular location, due to the beautiful setting and quality restaurants. Also within a short distance is the captivating Lost Gardens of Heligan and of course the world famous Eden Project.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

uPVC double glazed door. White panel doors to Lounge, bedrooms, bathroom, cloaks cupboard and further storage cupboard. Central heating radiator.

Lounge

16' 5" x 9' 6" (5.0m x 2.9m)

uPVC double glazed window to front with a further uPVC double glazed boxed bay window to the side providing generous natural light. Two ceiling lights. Two central heating radiators. Door to:

Kitchen/Diner

19' 0" x 7' 7" (5.8m x 2.3m)

An impressive and well-appointed kitchen with a good range of wall, base and drawer units in dove grey with complementary worktops over incorporating a stainless steel sink and drainer. Built-in appliances to include; eye level oven, gas hob with stainless steel extractor over, fridge/freezer, washer dryer and dishwasher. Wall cupboard housing the Ariston combi-boiler. Two ceiling lights. Under cabinet lighting. Central heating radiator. uPVC double glazed window to the rear in the kitchen area. uPVC double glazed box bay window to the side of the property in the dining area. uPVC double glazed door to the rear.

Principal Bedroom

15' 9" x 8' 2" (4.8m x 2.5m)

including door recess

uPVC double glazed window to the rear. Central heating radiator. Built-in triple wardrobe. White panel door to:

En Suite

uPVC double glazed window. White suite comprising low level WC, pedestal wash-hand basin with touch control vanity mirror with light over and shower cubicle. Central heating radiator. Extractor fan.

Bedroom Two

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

uPVC double glazed window. Built-in triple wardrobe. Central heating radiator.

Bathroom

uPVC double glazed window. White suite comprising low level WC, bath with shower attachment, vanity unit with wash-hand basin and touch control vanity mirror with light over. Central heating radiator. Part-tiled walls.

Exterior & Parking

To the front and side of the home is an area of shingle, designed for ease of maintenance and ideal with colourful pots and plants. To the side of the home there is parking for one car plus a garden shed.

Additional Information

EPC 'N/A'

Council Tax Band 'A'

Site Rent - £232pcm

Age - 55+

Pets - Permitted (2 max)

Services - Mains Electric, Gas Bottles, Mains Drainage

What 3 words - [///sonic.birds.durations](http://sonic.birds.durations)

Property Age - New

Tenure - Freehold property with site rent payable

Flooring - Grey carpet in Hall, Lounge, Bedrooms and Dining Room. Grey wood effect vinyl flooring in Bathroom and Kitchen.

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.



Lounge



Kitchen



Dining Area



Principal Bedroom



En Suite Shower Room



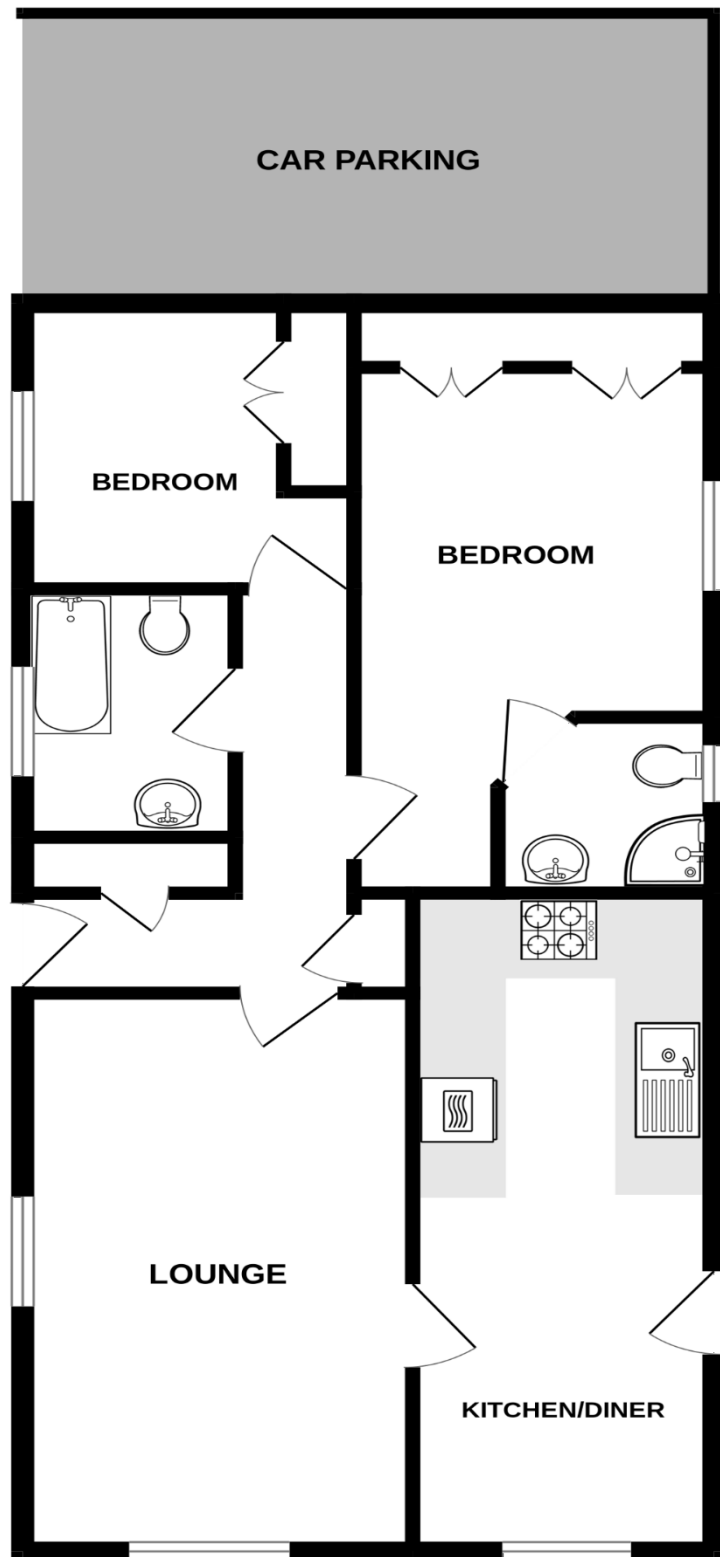
Bathroom



Parking & Garden Shed



Front Elevation



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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