



Laskowski
&Co



60 Cosawes Park, Perranarworthal, Truro, TR3 7QT

Guide Price £110,000

Situated within popular Cosawes Park, is this well presented 2 bedroom park home. The accommodation comprises: entrance hallway, living room with French doors out to a decked terrace, kitchen/breakfast room, 2 bedrooms and a shower room. The good sized low-maintenance garden is bordered by an attractive stream and laid with granite chippings, ideal for pots and raised planters. The decked terrace is ideal for outside seating and enjoys the afternoon sun. To the side of the property is a designated parking area for Number 60 and the neighbouring park home.

Key Features

- Very well presented 2 bedroom detached park home
- For purchasers aged 55 or over
- Low maintenance garden with attractive shallow stream
- EPC exempt
- Sought-after location close to Falmouth and Truro
- Living room with French doors out to a decked terrace
- Parking



THE ACCOMMODATION COMPRISES

Obscure double glazed front door opening into the:-

ENTRANCE HALLWAY

7'8" x 5'5" (2.34m x 1.65m)

Maximum measurements taken. Doors to kitchen, bedrooms and shower room. Storage cupboard with coat hooks and shelving. Ceiling light. Recently re-carpeted flooring.

BEDROOM ONE

9'8" x 8'3" (2.97m x 2.54m)

Measurements up to the built-in wardrobe. Range of built-in wardrobes along one wall, with hanging rails and shelving, as well as a built-in dressing table with drawers. Double glazed window to front aspect. Radiator, ceiling light. Recently re-carpeted flooring.

BEDROOM TWO

8'6" x 4'5" (2.59m x 1.35m)

A small second bedroom, ideal as an occasional child's bedroom or office. Double glazed window to rear aspect overlooking the garden. Radiator, built-in wardrobe with hanging rail and shelving. Ceiling light. Recently re-carpeted flooring.

SHOWER ROOM

6'7" x 5'1" (2.01m x 1.55m)

A three piece suite comprising dual flush WC, pedestal wash hand basin, and fully tiled walk-in shower cubicle housing boiler-fed power shower. Obscure double glazed window to rear aspect. Radiator, extractor fan.

KITCHEN/BREAKFAST ROOM

11'8" x 8'1" (3.56m x 2.46m)

A light and bright dual aspect kitchen with white eye and waist level units both above and below a stone-effect roll top worksurface. Inset stainless steel sink/drainage unit, built-in electric fan assisted oven with electric ceramic hob and extractor fan. Double glazed windows to both front and rear aspects. Radiator, recently laid vinyl and carpeted flooring. Space for fridge/freezer.

LIVING ROOM

13'5" x 11'6" (4.09m x 3.51m)

Plenty of natural light provided from the front double glazed windows, with further double glazed window and double glazed French doors giving access onto the decked terrace. Fireplace housing electric fire with wood mantel surround. Radiator, ceiling light, recently laid carpeted flooring.

THE EXTERIOR

REAR GARDEN

The park home enjoys a low maintenance garden, bordered by steps leading down to a slow running stream. The gardens are mainly laid with granite chippings and a paved pathway winds between the many areas suitable for seating. Garden shed measuring 8' x 6' (2.44m x 1.83m).

RAISED DECKED TERRACE

A raised decked terrace is accessed via French doors from the living room, enjoying the afternoon and evening sun. The garden is ideal for tubs and raised planters and includes a number of shrubs, such as hydrangeas.

FRONT GARDEN

The front garden is again, laid with chippings for ease of maintenance, where steps lead up to the front door. Electric outside lighting is in place both to the rear and front of the property.

GENERAL INFORMATION

SERVICES

Mains electric and water. Oil fired central heating.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Each plot is leased direct from Cosawes Park, with a quarterly site fee of £775.45, which covers general maintenance of the site, road and infrastructure maintenance, lighting, hedge cutting and general site insurance. We understand there is an age restriction within Cosawes Park, where purchasers are required to be aged over 55. Dogs are not permitted. Sub-letting is not permitted. Electric and water is billed via the site.

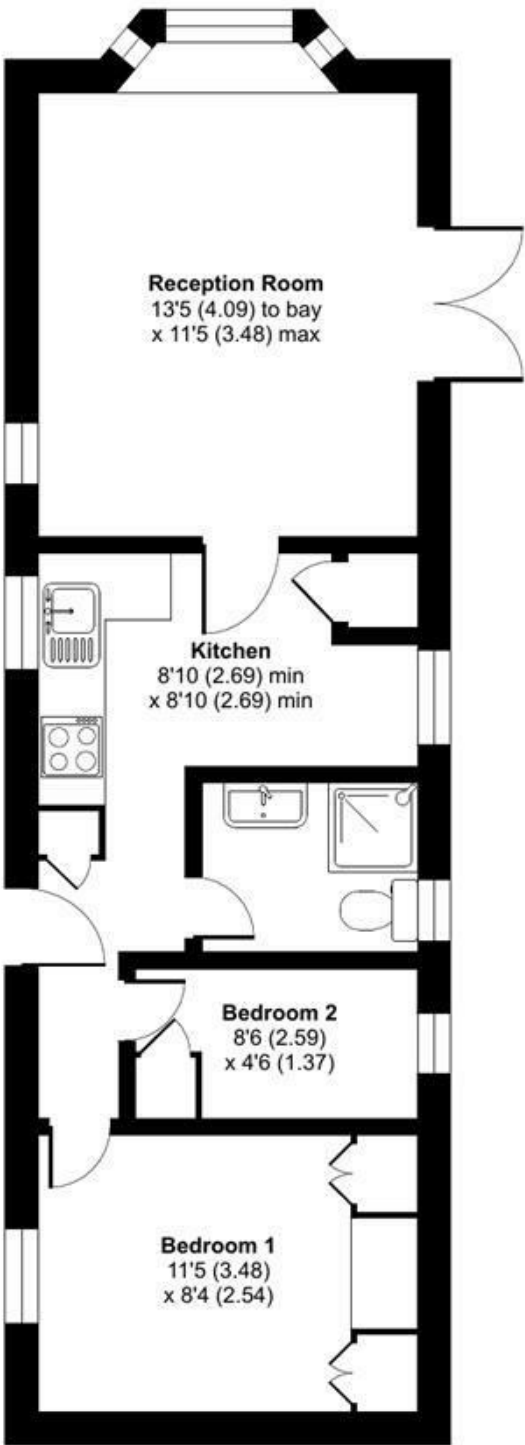
VIEWING

Strictly by telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Cosawes Park Homes, Perranarworthal, Truro, TR3

Approximate Area = 452 sq ft / 42 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1281629