



46 Cosawes Park, Perranarworthal, Truro, TR3 7QS

£80,000

A well presented and detached 2 bedroom park home within the desirable and unique retirement development of Cosawes Park, nestled within a peaceful and secluded valley, almost midway between the towns of Falmouth and Truro. Low maintenance gardens and off-road parking are just some of the additional assets this park home has to offer.

Key Features

- Very well presented 2 bedroom detached park home
- Quiet valley setting
- Central heating & double glazing
- For purchasers aged 55 or over
- Low maintenance garden
- Driveway parking



THE ACCOMMODATION COMPRISES

A covered entrance with steps leading up to a uPVC front entrance door, opening into the:-

ENTRANCE PORCH

A deep entrance area, housing the oil fired boiler (installed in 2023 and benefiting from a 5 year warranty) servicing domestic heating. Plenty of additional storage. uPVC double glazed window to the side elevation. Entranceway into the:-

INNER HALL

Doors to the kitchen, bathroom and bedrooms. Radiator.

KITCHEN

A fitted kitchen with uPVC double glazed windows to both side elevations. White units with round-edged worksurfaces, inset stainless steel sink with drainer, space for electric oven/hob, space and plumbing for washing machine. Under sink Ariston heater servicing hot water. Tiled splashback. Door to the:-

LIVING ROOM

A light, triple aspect room, with large uPVC double glazed windows to side and front elevations, with views over the open green. Obscure glazed uPVC door to the opposite side. Radiator.

BEDROOM ONE

Built-in wardrobes with hanging rails, shelving and chest of drawers in between, further shelving above. uPVC double glazed window to the rear elevation. Radiator.

BEDROOM TWO

A small second bedroom, ideal as an occasional child's bedroom or office. uPVC double glazed window to the side elevation. Storage cupboard with shelving, radiator.

SHOWER ROOM

A white three-piece suite comprising a low flush WC, shower cubicle with electric shower unit, and pedestal wash hand basin with shelf over. Towel rail and radiator. Obscure uPVC double glazed window. Tiled walls, wood laminate flooring.

THE EXTERIOR

DRIVEWAY PARKING

Positioned to one side of the park home, a private off-road parking space. A gravelled and brick-laid path leads to the:-

REAR GARDEN

Laid with Cotswold chippings for ease of maintenance, and catching sun throughout the day. Attractive granite wall and hedge to the rear boundary, timber fencing to the neighbouring properties either side. Small shed providing additional storage.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations). Oil fired central heating. Ariston heater servicing domestic hot water. We understand the water and drainage costs are billed for the entire site, and each property's share is calculated by the number of occupants. Metered electricity.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

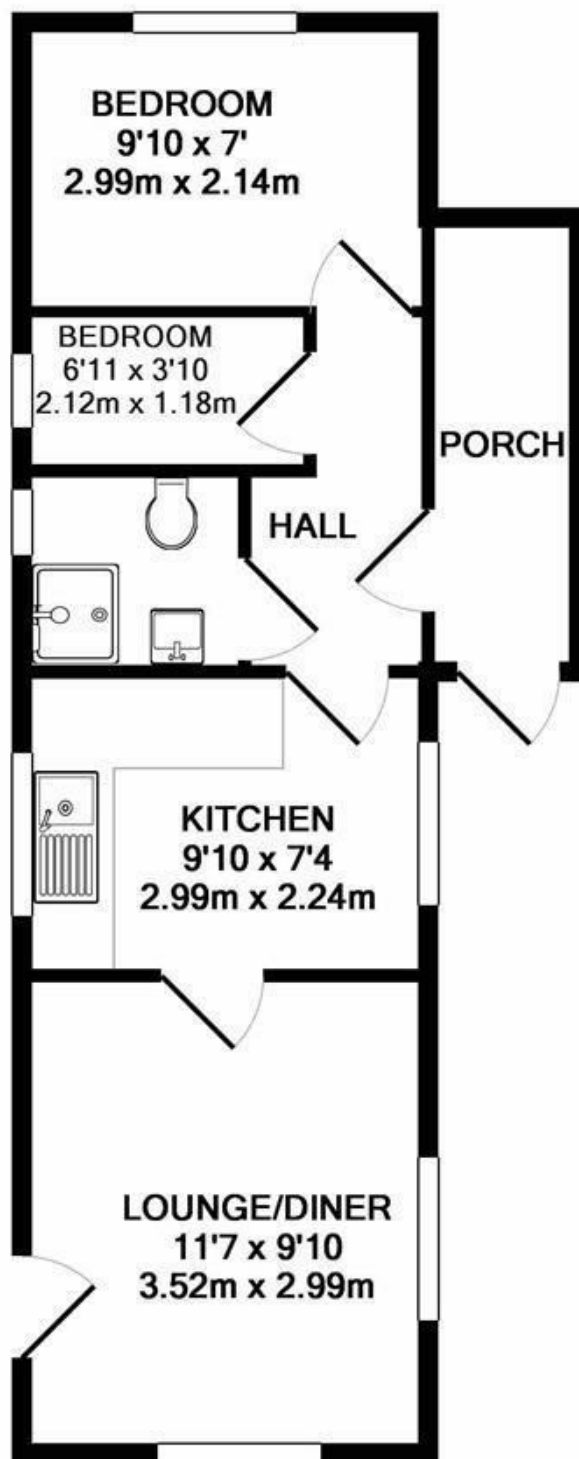
Each plot is leased direct from Cosawes Park, with a quarterly site fee of £775.45, which covers general maintenance of the site, road and infrastructure maintenance, lighting, hedge cutting and general site insurance. We understand there is an age restriction within Cosawes Park, where purchasers are 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.



Floor Plan



TOTAL APPROX. FLOOR AREA 35.3 SQ.M. (380 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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