



Rosewarne Park
Higher Enys Road
Camborne
TR14 0AQ

Asking Price £70,000

- ONE DOUBLE BEDROOM
PARK HOME
- LEVEL PLOT
- DUAL ASPECT
KITCHEN/DINER
- DUAL ASPECT LOUNGE
- MAINS GAS CENTRAL
HEATING
- OVER 50s
- NO ONWARD CHAIN



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Tenure - Subject to Mobile
homes Act

Council Tax Band - A

Floor Area - 347.00 sq ft



Property Description

Situated within the popular Rosewarne Park is this single park home offered for sale with no onward chain. Boasting mains gas central heating, the home is for over 50's and offers accommodation comprising an entrance hall, kitchen/diner, lounge, one double bedroom and bathroom. Outside are level gardens to either side with a block shed with power. Communal parking is available on site and the park is located less than 1 mile from Camborne town centre.

Accommodation In Detail

(All measurements are approximate)

Entrance

Obscure double glazed door into:

Entrance Hall

Doors to bedroom, bathroom and kitchen.

Kitchen

11'6" x 7'10" (3.53m x 2.39m)

Dual aspect double glazed windows, a range of fitted base and wall units, stainless steel sink inset to work surface, gas oven, spaces for washing machine and fridge/freezer, dining space, radiator, airing cupboard with radiator and gas fired 'Worcester' combination boiler, door into:

Lounge

11'6" x 10'10" (3.53m x 3.32m)

Dual aspect double glazed windows and obscure double glazed door, feature corner gas fire place, radiator.

Bedroom

11'6" x 7'4" (3.53m x 2.26m)

Double glazed window, fitted triple wardrobe with sliding doors, radiator

Bathroom

A three piece bathroom suite comprising bath with electric shower over and tiled surround, W.C and hand basin with tiled splash back, heated towel rail, obscure double glazed window

Outside

The property is approached over a paved path way giving access to sets of steps to two entry points into the home via the hall way and lounge., Adjacent to the pathway is a level lawn which is mirrored on the other side creating a level, low maintenance plot. There is also the added benefit of a storage shed with power.

Agents Note

Age restriction for over 50's

One small pet permitted

Communal parking available

Monthly pitch fee from 1st January 2024 £148.17 including water rates.

Services

Mains electricity, water, drainage and gas (however we have not verified connections).





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE

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Valuation Request

