



Rosewarne Park
Higher Enys Road
Camborne
TR14 0AG

Asking Price £179,000

- BRAND NEW PARK HOME
- 45 ft x 10 ft
- FULLY FURNISHED
- TWO BEDROOMS
- DRIVEWAY
- MAINS GAS CENTRAL HEATING
- OVER 50's
- NO ONWARD CHAIN
- 10 YEAR WARRANTY



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Tenure - Subject To
Mobile Homes Act

Council Tax Band - A

Floor Area - 450.00 sq ft



PROPERTY DESCRIPTION

Offered for sale with no onward chain is brand new, 45ft x 10ft park home in the popular Rosewarne Park. The home comes fully furnished including bedroom furniture, sofas, table and chairs and kitchen appliances. The accommodation comprises an entrance hall, an open plan lounge/kitchen/diner, two bedrooms and shower room. Outside, a brick paved driveway provides parking along with level gardens to either side and a useful block shed. The home also comes with a 10 year warranty, mains gas central heating, double glazing and occupants must be over the age 50.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Composite door into:

ENTRANCE HALL

Cloak hanging space, radiator, doors to bedrooms, shower and open into:

LOUNGE/KITCHEN/DINER

LOUNGE AREA

10'10" x 9'1" (3.32m x 2.78m)

Dual aspect double windows, radiator, wall mounted electric fire.

KITCHEN/DINING AREA

10'8" x 9'1" (3.26m x 2.78m)

A brand new fitted kitchen including integrated fridge, freezer, washing machine, oven, hob and extractor, wood effect work surfaces incorporating breakfast bar and stainless steel sink with mixer tap and drainer, wood effect flooring, dining area,

radiator, inset lighting, dual aspect double glazed window and obscure double glazed door.

BEDROOM ONE

9'1" including wardrobes x 7'7" (2.78m including wardrobes x 2.32m)

Fitted wardrobes and bedside units, double glazed window, radiator.

BEDROOM TWO

7'6" x 6'5" (2.29m x 1.96m)

Fitted wardrobe and bedside unit, double glazed window.

SHOWER ROOM

A brand new three piece shower suite comprising shower cubicle with tiled surround, W.C and hand basin with fitted drawers below, heated towel rail, obscure double glazed window, wood effect vinyl flooring.

OUTSIDE

The property enjoys a level plot with a brick paved driveway providing off road parking. Paved pathways give access to the main entrance and side entrance with level lawns to either side, lawn to the front and a useful block shed to the rear.

AGENTS NOTE

Occupants of the park must be over the age of 50.

One small pet is permitted

Monthly pitch fee £212

Council Tax band A





Contact Us

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Valuation Request

