



11 Primrose Way Trevadlock Hall Park
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Asking Price £114,950



Located on a popular site for those who are 55 and over, close to Launceston and the A30 is this detached 2 bedroom Park Home with gardens and parking.

You enter into a hallway with access to all the accommodation. The kitchen/dining room is dual aspect with windows to either side. The kitchen area has a range of eye and base level units plus space for white goods. The dining area overlooks the garden and has an airing cupboard to one side. The sitting room is a great size with a shallow bay window to the front and a further window and door to the side. There is a gas fireplace to one side acting as a good focal point. The master bedroom overlooks the garden and has a vast array of built in wardrobes. Bedroom 2 is a small double and also has built in wardrobes. The bathroom has a matching 3 piece suite including a side access bath with shower over.

In front of the property is a gravel parking space that adjoins a low maintenance garden that extends down one side of the property. To the other side is an area of lawn enclosed by a mature hedge. Steps lead up to a small veranda. Beyond the lawn is an area which has been hard landscaped and has an area for a washing line and garden shed.

Trevadlock Hall Park is a residential retirement park for the over 55's.



Situation

It is situated in a rural area with a strong community and there are extensive views towards Bodmin Moor. It is just on the outskirts of the hamlet of Trevadlock, yet only 1 mile from the entrance/exit of the A30, where there is a Garage, Shop and Subway eatery. The nearest village is Lewannick where there is a Post Office, General Store, Public House and Church. Plymouth is 20 miles and Exeter about the same. The North/South coasts are about 20 miles equidistant. The nearest town is Launceston some 8 miles away. The park is well maintained and we understand that pets are accepted on the park and there is currently a Residents Association.

Directions

The postal code for the property is PL15 7PW. What Three Words 'spectacle.spoil.they' will take you to the property. Take the A30 towards Bodmin for 3/4 miles and at Plusha turn left sign posted Callington B3257. Follow this road for a short distance and turn right signposted North Hill & Trevadlock. Follow the country lane down where the entrance will be on your left hand side. Proceed into the development following the 1 way system and the property will be seen on your left.

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Entrance Hall

Kitchen/Diner

Sitting Room

12'7" x 11'7" (3.84 x 3.53)

Bedroom 1

9'11" x 7'9" (3.02 x 2.36)

Bedroom 2

9'2" MAX x 7'6" (2.79 MAX x 2.29)

Bathroom

6'6" x 5'6" (1.98 x 1.68)

Services

Mains Electricity, LPG Gas, Private Water & Drainage which is metered via the park.

LPG Gas Central Heating.

Council Tax Band A.

Agents Note

We have been informed the current ground rent charge for the property is £135.48 per calendar month.

The property is subject to a restrictive covenant limiting ownership to those 55 year of age and over.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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