



Trekeastle Park  
Tregadillett | Launceston



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A spacious refurbishment 2 bedroom detached Park Home situated on a popular site featuring an en-suite master bedroom, spacious reception rooms alongside a garage and driveway parking. The property has been updated and modernised and has gardens wrapping around the home with a restriction that it must be occupied by a buyer over the age of 50.

The accommodation includes a porch at the side with a door into the newly fitted kitchen. From here there is a door into a dining room which is open to a spacious dual aspect living room which is an impressive size. There is an open hallway with a side door, a re-fitted bathroom alongside 2 bedrooms and an en-suite master bedroom.

There is a gravelled driveway at the side leading to a single garage. There are lawned gardens to the front, side and rear with a range of plants and shrubbery and the LPG tank for the central heating. The unit has no onward chain and is available for immediate occupation subject to the usual confirmation of the site rules and paperwork.



### Situation

The village of Tregadillett lies approximately three miles to the West of Launceston and boasts a range of amenities including a Public House/Restaurant, and Primary School. The ancient former market town of Launceston offers a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

### Directions

The postal code for the property is PL15 7EY. From Launceston, take the A30 Bodmin road, and take the first exit for Tregadillett; head down to the mini roundabout and bear right heading under the A30; follow the road until you reach the village of Tregadillett. Proceed past 'The Eliot Arms', taking the next right into Prouts Way where turn into Trekestle Park.

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**Porch**  
7'10" x 3'3" (2.40m x 1.00m )

**Kitchen**  
11'4" x 9'4" narrowing to 7'4" (3.46m x 2.87m narrowing to 2.24m)

**Dining Room**  
10'1" x 8'5" (3.08m x 2.59m)

**Living Room**  
19'8" x 12'3" (6.01m x 3.74m )

**Inner Hallway**

**Bedroom 1**  
13'6" x 9'8" (4.12m x 2.97m )

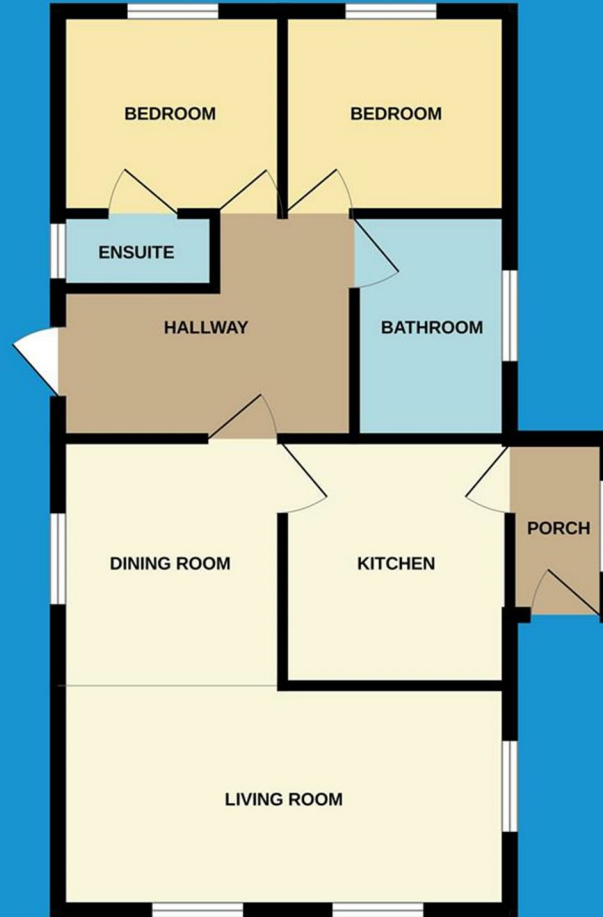
**En-suite**  
7'1" x 3'3" (2.17m x 1.01m)

**Bedroom 2**  
11'11" x 9'8" (3.64m x 2.97m)

**Bathroom**  
7'8" x 5'5" (2.34m x 1.66m)

**Services**  
Mains Electricity, Water and Drainage.  
LPG Gas Central Heating.  
Council Tax Band A.

**Agent Note**  
Ground rent for the property is £189.89  
which is payable monthly to the site.



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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