



10 Highgrove, Trevadlock Hall Park
Congdons Shop | Launceston



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A spacious and well presented 2 bedroom Park Home situated on a peaceful rural site with lovely views, enclosed garden alongside garage and ample parking. This home features a generous living room, separate dining room and conservatory with an en-suite master bedroom.

Entrance to the property is via a side door into a hallway which has 2 storage cupboards with a door into the living room which is an impressive size. There is a door into the conservatory which overlooks the garden with far reaching views to the surrounding countryside. From the living room, there is a walkway into a separate dining room which in turn leads into the kitchen, which has been fitted relative recently. There is a utility room with space for appliances and a side door to the garden.

To the far side of the Park Home, there are 2 double bedrooms, both of which have an array of fitted wardrobes with the main bedroom being en-suite. There is also a well appointed bathroom. There is a driveway with space for 2 or 3 vehicles alongside the single garage. The garden wraps around the property and includes a lawned area and a patio area taking full advantage of the great views.

The property has a modern fitted central heating boiler and is double glazed with no onward chain.



Situation

Trevadlock Hall Park is a residential retirement park for the over 55's. 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 circa 25 miles and Exeter is 50 miles. 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. 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.

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Living Room
22'5" x 11'4" (6.84m x 3.47m)
Narrowing to 3.11m

Conservatory
9'2" x 7'10" (2.81m x 2.41m)

Dining Room
9'8" x 9'2" (2.95m x 2.81m)

Kitchen
11'5" x 8'0" (3.50m x 2.44m)
2.44m narrowing to 1.79m

Utility Room
8'4" x 5'0" (2.55m x 1.54m)

Hallway
With 2 storage cupboards

Bedroom 1
10'2" x 9'6" (3.11m x 2.92m)
Plus Wardrobes

Bedroom 2
12'1" x 9'6" (3.70m x 2.92m)

Bathroom
6'9" x 5'6" (2.06m x 1.69m)

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 £169.33 calendar month and the properties
have a lifetime lease on the site.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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