



6 Highgrove, Trevadlock Hall Park
Congdons Shop | Launceston



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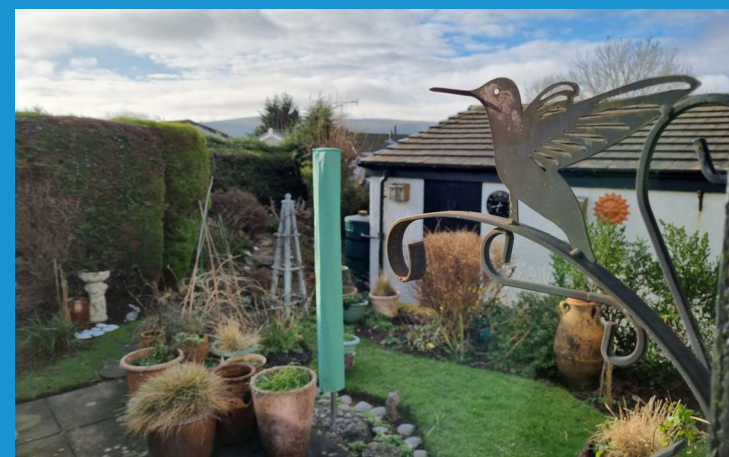


A spacious and well presented 2 bedroom Park Home situated on a peaceful rural site with lovely views, enclosed garden, garage and ample parking. This home features a generous living room and dining area as well as an en-suite master bedroom.

The entrance to the property greets you with a spacious hallway. To the right is a large living room perfect for coffee with friends and a great entertaining space. A raised dining area is adjoined by two steps and benefits from french doors leading out onto a veranda enjoying views of the surrounding countryside and moorland. The kitchen, offers ample eye and base level units in an L-shaped configuration. There is also a freestanding portable island unit. Just off the kitchen is a fantastically useful utility area offering space for a washing machine, tumble dryer and fridge freezer.

The master bedroom can be found at the front of the property and benefits from views of the surrounding countryside over rooftops. There is also an en-suite fitted with a corner bath, toilet and hand basin. A large built in cupboard also offers fantastic storage space. The second bedroom is rear aspect and is fitted with ample storage cupboard. There is also space for some freestanding bedroom furniture. The loft has been boarded and fitted with lighting. The property has also been fully insulated.

Outside the property offers a fully enclosed wrap around garden. There is an area of patio as well as plenty of area that is laid to lawn. The property also offers convenient parking for up to 3 vehicles and has a single garage.



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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Entrance Hallway

Living Room

17'6 x 9'6 (5.33m x 2.90m)

Dining Room

9'6 x 7'10 (2.90m x 2.39m)

Kitchen

10'11 x 9'6 (3.33m x 2.90m)

Utility Room

Shower Room

Bedroom 1

11'8 x 9'6 (3.56m x 2.90m)

En-suite

6 x 6 (1.83m x 1.83m)

Bedroom 2

10'8 x 9'6 (3.25m x 2.90m)

Services

Mains Electricity. Private Water & Drainage.

LPG Gas Central Heating.

Council Tax Band A.

Agent Note

We have been informed the current ground rent and service charge for the property is £169 per calendar month.

Expiry date on the Lease: 2124 (99 years)

The property is situated on a park 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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