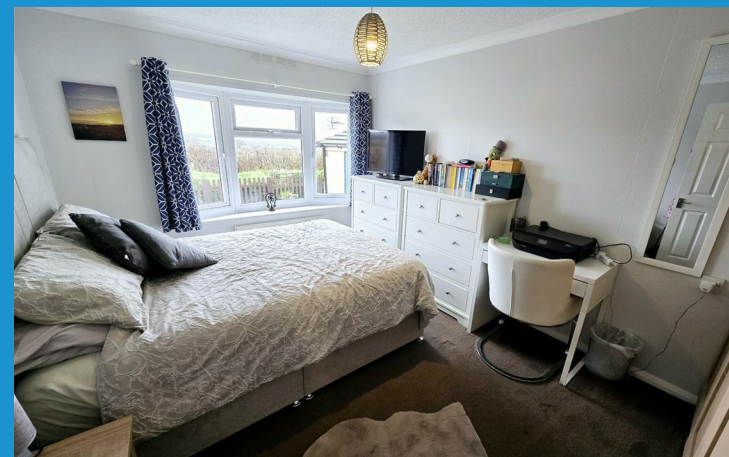




1 Meadowside, Trevadlock Hall Park
Congdons Shop | Launceston



Town • Country • Coast



A spacious and well presented 2 bedroom detached Park Home with modern decor situated on a peaceful rural site with lovely countryside views, enclosed garden alongside garage and ample parking. This home features a generous living room, separate dining room and a stylish contemporary kitchen.

Entrance to the property is via a side door into a porch with a door into the hallway which has a storage cupboard. A further door leads into triple aspect lounge leading into open dining area. There is a stylish modern forest green kitchen with 2 useful cupboards for storage alongside a range of integrated appliances.

To the far side of the Park Home, there are 2 double bedrooms with fitted wardrobes, which both enjoy a wonderful country outlook with far reaching views. There is also a well appointed shower room plus an additional separate 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 low-maintenance side garden with a patio and a lawned rear garden 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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Porch

Hallway with Cloak Cupboard

Living Room

15'11" x 11'1" (4.87m x 3.40m)

Dining Room

8'7" x 7'11" (2.63m x 2.43m)

Kitchen

15'7" x 9'7" (4.77m x 2.94m)

2.94m narrowing to 1.89m

With larder cupboard and storage cupboard

Shower Room

6'5" x 5'6" (1.97m x 1.68m)

Bedroom 1

11'3" x 9'7" (3.44m x 2.94m)

With Wardrobe

Bedroom 2

9'6" x 8'7" (2.92m x 2.63m)

Bathroom

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

Services

Mains Electricity. Private Water & Drainage.

LPG Gas Central Heating.

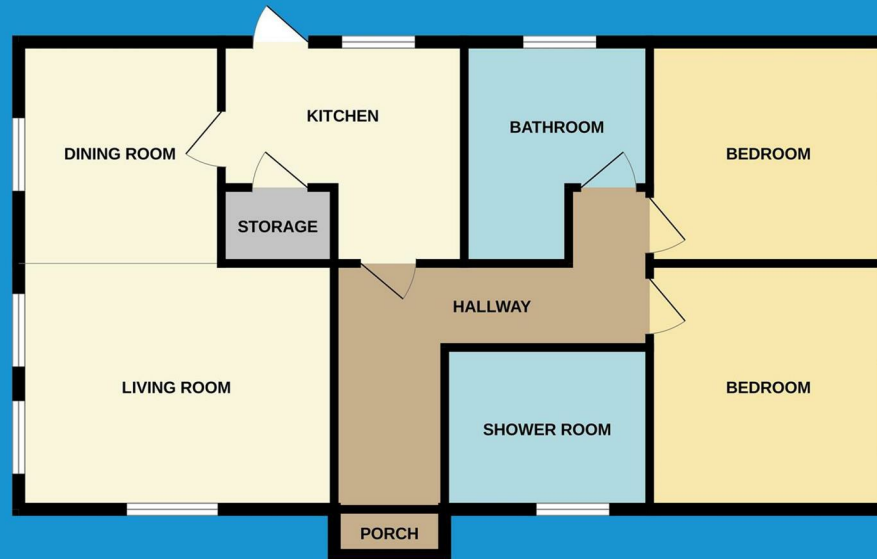
Council Tax Band A.

Agents 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:

The property is situated on a park 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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