



Highgrove
Congdons Shop | Launceston



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A spacious and well presented 3 bedroom Park Home with 2 reception rooms 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 fitted wardrobes including a walk-in dressing room.

Entrance to the property is via a side door into a hallway which has 2 storage cupboards with a door into the dining room which is open-plan to the triple aspect living room. There is a stylish kitchen with a great view over open countryside at the rear. 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 alongside a 3rd bedroom or home office. There is also a well appointed shower room plus an additional separate WC. 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 rear garden with a patio area taking full advantage of the great views.

The property has a modern fitted central heating boiler and is double glazed with well presented living accommodation.



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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Hallway
With Cupboard

Dining Room
3.05m x 2.69m

Living Room
19'5" x 11'6" (5.94m x 3.51m)

Kitchen
9'10" x 9'3" (3.00m x 2.84m)

Utility Room
7'4" x 5'1" (2.24m x 1.55m)

Bedroom 1 / Home Office
9'6" x 6'7" (2.92m x 2.03m)

WC
6'7" x 5'7" (2.03m x 1.72m)

Shower Room
6'7" x 5'7" (2.03m x 1.72m)

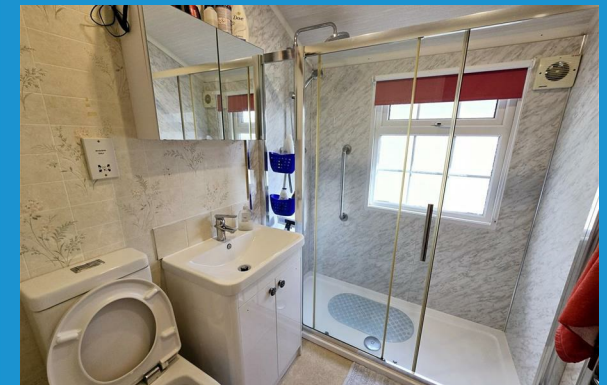
Bedroom 2
12'7" x 8'11" (3.85m x 2.74m)
3.85m narrowing to 2.93m
(plus wardrobes)

Dressing Room
6'7" x 3'10" (2.03m x 1.18m)

Bedroom 3
9'3" x 8'2" (2.83m x 2.50m)
Plus Wardrobes

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:
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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