

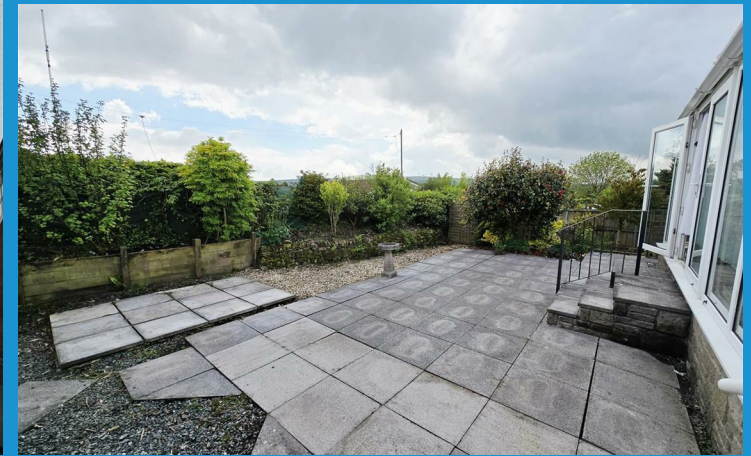


8 Highgrove, Trevadlock Hall Park  
Congdons Shop | Launceston



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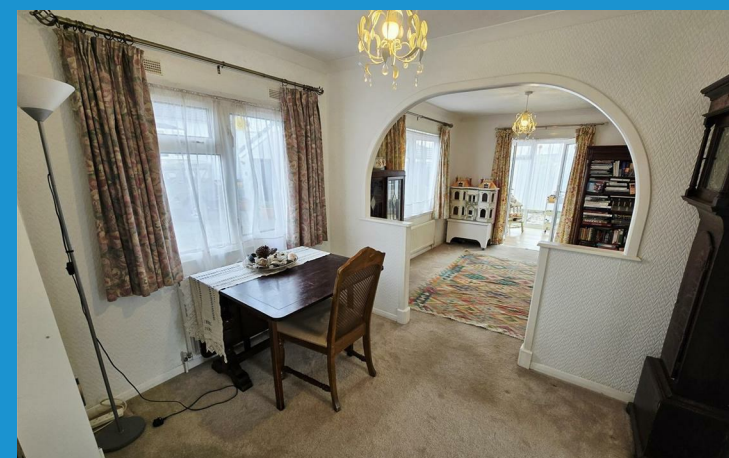
A spacious and well presented 2 bedroom Park Home situated on a peaceful rural site with lovely views. Enclosed garden alongside garage and ample parking. This home features a generous living room, separate dining room, an en-suite master bedroom with a dressing room area and conservatory.

Entrance to the property is via a side door into a hallway which has a storage cupboard with a door into the dining room which is partially open-plan to a generous living room. There is a door into the conservatory which overlooks the garden with far reaching views to the surrounding countryside. There is a kitchen, accessed via the dining room which has a fitted range of wall and base units and a back door.

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 and a dressing area. There is also the main bathroom. There is a driveway with space for numerous vehicles alongside the single garage. The garden wraps around the property and includes a range of plants and shrubbery and a patio area taking full advantage of the great views.

The property has a central heating 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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**Entrance Hallway**  
With Cloak Cupboard

**Dining Room**  
9'8" x 7'6" (2.95m x 2.29m )

**Living Room**  
19'3" x 11'7" (5.88m x 3.54m )

**Kitchen**  
10'11" x 9'4" (3.35m x 2.87m )

**Conservatory**  
18'5" x 7'4" (5.63m x 2.25m )

**Bedroom 2**  
9'4" x 8'3" (2.87m x 2.54m )

**Bedroom 1**  
12'3" x 8'4" (3.75m x 2.56m )  
2.56m extends to 3.05m

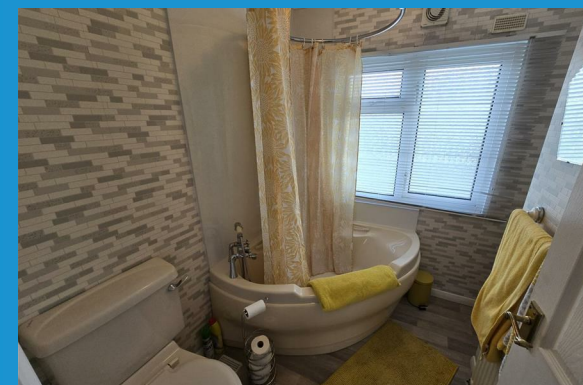
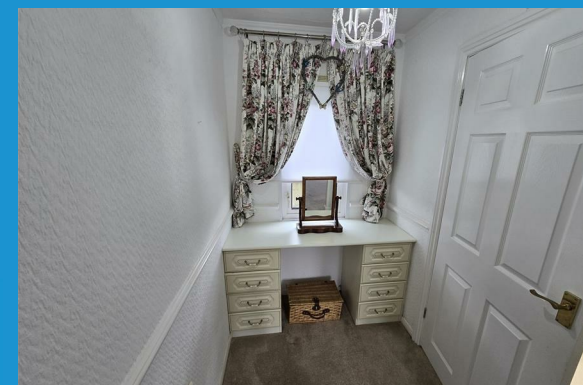
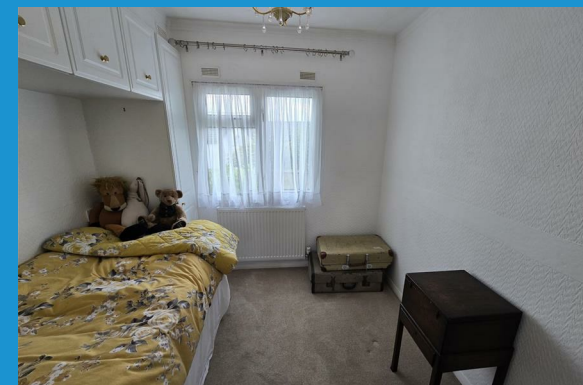
**Dressing Room**  
6'8" x 4'8" (2.05m x 1.44m )

**En-suite**  
6'8" x 4'11" (2.05m x 1.51m )

**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 £173.22 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.

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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