

23 Gwealmayowe Park
Helston, TR13 0PE





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Welcome to this charming one-bedroom park home, exclusively available to buyers aged 50 and above. Nestled within a highly coveted, traffic-free park, this lovely home promises a life of tranquility and peace, providing the perfect haven for those seeking a comfortable and serene retirement.

The heart of this park home is its light-filled, spacious dual-aspect kitchen, offering not only functionality but also a warm and inviting atmosphere, with plenty of storage and space for a breakfast table. The adjacent lounge boasts an open aspect, flooded with natural light throughout the day, thanks to a delightful corner window that offers a superb open outlook. Being both spacious and cosy this space provides a perfect setting for relaxation and enjoyment. The accommodation is completed by a modern bathroom and bedroom benefitting from built-in storage with the property being warmed by LPG gas central heating.

The outside space will not disappoint with an area of hardstanding to one side with a modern plastic shed equipped with power—an excellent space for storing a mobility scooter or, alternatively, a freezer or tumble dryer. On the other side, there is an attractive lawn area with established shrubs and a seating space with plenty of scope for those who enjoy gardening.

For more active purchasers the property is situated within a level walk to Tesco, where there is also a bus stop. The town centre is also within reach, offering additional amenities and services.

This park is known for its friendly and popular community, making this residence an ideal choice for a retired individual or couple seeking a supportive and sociable environment. Being nicely presented throughout with new carpets, all white goods, curtains, and blinds are included, ensuring a seamless move-in experience for its new owners. Don't miss the opportunity to make this delightful and well-maintained property your own retreat for your golden years.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide Price - £79,000

Location

Gwealmayowe Residential Park is a gorgeous over 50's Park Home development, situated in Helston at the northern end of the Lizard Peninsula approximately 12 miles east of Penzance and 9 miles south-west of Falmouth.

The bustling market town of Helston hosts a mixture of Georgian and Victorian architecture. An outstanding feature at the end of Coinagehall Street is The Monument, which was built in 1834 in the memory of Humphry Millet Grylls, a local banker and solicitor whose actions kept open the local tin mine and saved 1200 jobs. Helston itself offers an excellent range of day to day amenities including a choice of major supermarkets and a high street bustling with independent retailers as well as two doctors surgeries, a community hospital and good transport links to other major towns.

Gwealmayowe Park is on the doorstep of Porthleven, a charming fishing harbour and world class surf break. A little further along the coast, towards Penzance, Praa Sands is a beach with a mile of sand, quality surf and all year lifeguards.

There are several good restaurants in the area and many country pubs serving meals in the villages around. Helston is the gateway to the Lizard peninsula and to the Helford River. A trip through the Helford valley is an opportunity to visit some beautiful villages such as St Anthony in Meneage and Helford Village. A little further afield is the village of ,

approached from Helford Passage on the north bank of the river. A ferry runs across the river here in the summer months.

Accommodation

- Hallway with airing cupboard
- Kitchen - 11'10 x 7'5
- Lounge - 12'6 x 10'9
- Bedroom - 11'8 x 8'
- Bathroom - 7'8 x 4'2

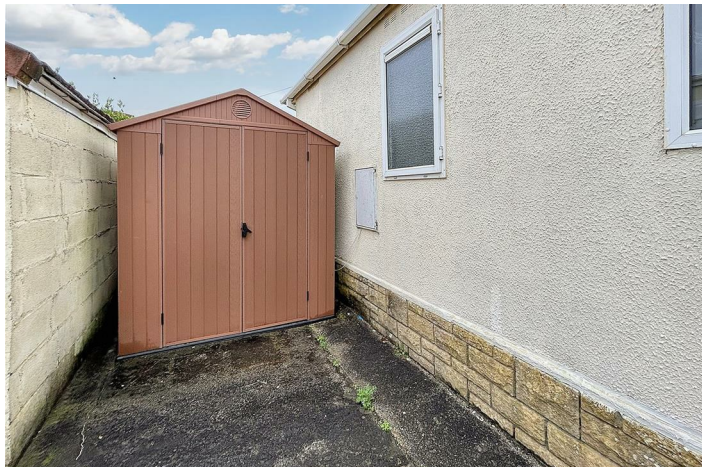
Outside

The property enjoys an area of hard standing to one side where the shed is located. The main garden area lies to the other side and is mostly laid to lawn with some established plants and shrubs and a seating area. There is a further area to the rear of the park home where the LPG bottles are located and a shared Cornish style wall planted with attractive flowers.

Services

Mains water, drainage and electricity. Water and electricity paid quarterly to the site owner. LPG Gas central heating. Council Tax Band A.





Agents Note

Prospective purchasers should be aware that this property currently has a ground rent of £213 per calendar month. The water, drainage and electricity are paid quarterly to the site owner. We would advise any purchaser to check these figures with the site owner prior to any purchase.

Agents Note Two

Please also be aware that on re-sale of the park home 10% plus VAT of the sale price is payable to the site owner.

Agents Note Three

The property is sold with vacant possession and all white goods, curtains and blinds within the park home itself are included within the sale. The freezers in the shed are not included within the sale.

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

