

21 Gwealmayowe Park Helston, TR13 0PE





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This larger than average two bedroom park home is ideally situated just a short distance away, with Tesco and the bus stop within a level walk, perfect for an active purchaser. Its proximity to town ensures you're never far from essential amenities, offering the best of both worlds. The park home features an open plan kitchen/diner/lounge, providing a great social space. The kitchen offers ample storage and worktop space, while the living area opens to the garden through patio doors, creating a light and airy atmosphere. The low maintenance garden is perfect for enjoying sunny days.



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

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GUIDE PRICE £145,000

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

- Entrance Hallway
- Open Plan Kitchen/Diner/Lounge
- Shower Room
- Bedroom One with Built in Storage
- Bedroom Two with Built in Storage

Outside

Outside, this home enjoys a generous plot and bordered by mature shrubs providing plenty of colour and privacy. The low maintenance garden has been landscaped and sectioned with gravel and astro turf to maximise the space available.

Services

Mains water, drainage and electricity. LPG Gas central heating. Council Tax Band A.

Agents Note 1

Prospective purchasers should be aware that this property currently has a ground rent of £210 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.





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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Agents Note 2

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 3

Our client has informed us that you are allowed two pets.

Broadband and Mobile 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/>

Anti Money Laundering Regulations - Purchasers

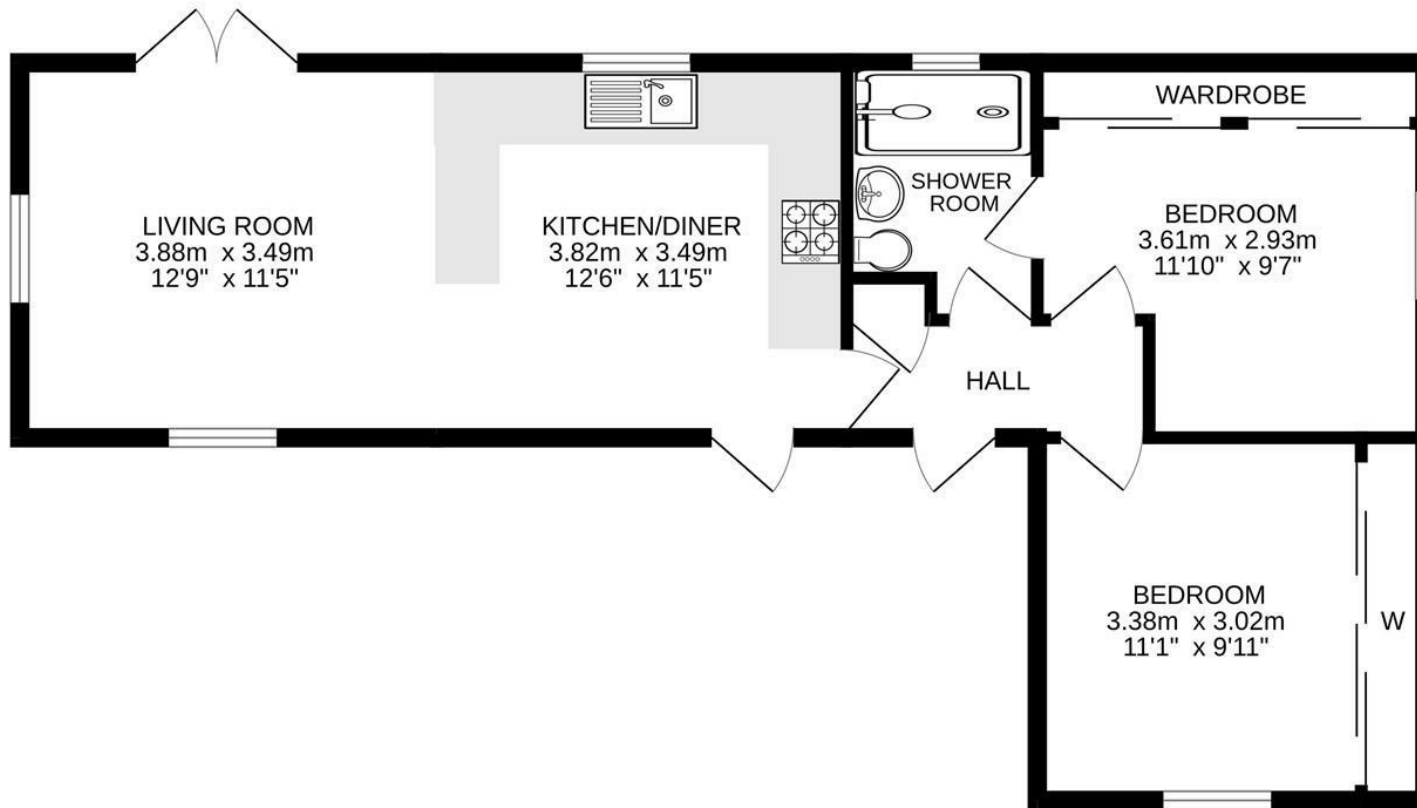
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

