



Perranarworthal

A spacious and well proportioned detached park home
Two good sized bedrooms
Bathroom and en-suite facilities
Private parking for two cars
Enclosed garden with a good degree of privacy
Offered for sale in excellent decorative order
Elevated views over site and woodland beyond
UPVC double glazing
Highly sought after development for the over 55's
Desirable location between Falmouth and Truro

Guide £175,000 Leasehold

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REF: SK7243



A spacious and well proportioned, larger than average, two bedroom park home which sits in an elevated location that overlooks this highly desirable park home site with woodland and countryside views.

The property sits on a generous plot and benefits from private parking for a number of vehicles and a garden with a good degree of privacy. Being offered for sale in exceptional condition, the current owner has owned the property since it was nearly new and has maintained it to a high standard.

The property benefits from UPVC double glazed windows and doors and oil-fired central heating throughout with a recent boiler.

The accommodation in brief comprises; 19'7" x 17'9" triple aspect, L-shaped living room with vaulted ceiling, good sized, nicely fitted modern kitchen, main hallway, well appointed bathroom with a four-piece suite and two generous double bedrooms each with extensive fitted furniture and the principal bedroom having an en-suite shower room. Outside, the property is surrounded by its own gardens and a driveway with parking for numerous vehicles due to its enviable situation that enjoys commanding views over Cosawes Park, valley and woods to countryside beyond.

Cosawes Park is an award winning park home development set in a superb, wooded valley of over 100 acres and is widely considered to be one of the premier retirement locations in this part of Cornwall. Ideally placed between the popular harbour town of Falmouth and the cathedral city of Truro, whilst being within easy reach of local amenities at Perranwell Station and Carnon Downs.

As the vendors sole agents, we highly recommend an early appointment to view this deceptively spacious park home within its fantastic, elevated location.

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

From the properties parking, a path leads to the front door.

COVERED ENTRANCE

UPVC DOUBLE GLAZED DOOR WITH MATCHING SIDE WINDOWS OPENING ONTO THE MAIN HALLWAY.

L-SHAPED HALLWAY

A welcoming hall can be found to the centre of the park home, textured coved ceiling with ceiling light and loft hatch giving access to the roof space, airing cupboard housing a new oil-fired boiler with a 7-year

warranty which provides domestic hot water and central heating facilities, shelving, radiator, doors to the living room/diner, kitchen, bathroom and the bedrooms.

LOUNGE/DINER 5.97m (19'7") x 5.28m (17'4")

A triple aspect L-shaped room with a high vaulted ceiling and a variety of windows giving a light and airy feel with UPVC double glazed windows with views over the valley and countryside beyond, feature fireplace (the fire has currently been removed), UPVC double glazed patio doors opening onto the side garden whilst allowing a good degree of light, three radiators, wall and ceiling lights.



KITCHEN 3.73m (12'3") x 2.92m (9'7")

A nicely fitted modern kitchen with a range of base and wall units comprising of cupboards and drawers with white doors, wrap around blue stone effect roll top work surfaces incorporating a 1 1/2 bowl stainless steel sink with drainer and mixer tap, stainless steel double oven, four-ring electric hob with extractor over, recess and plumbing for dishwasher/washing machine, textured ceiling with spotlights and downlights, UPVC double glazed window, useful deep shelved utility cupboard.



BATHROOM 1.98m (6'6") x 1.78m (5'10")

A well appointed four piece bathroom suite comprising; bath with tiled splash back, low-level wc and pedestal wash hand basin, bidet, heated towel rail, wall mounted electric heater, textured coved ceiling with ceiling light and extractor fan, UPVC double glazed frosted window to the side.



BEDROOM ONE 3.51m (11'6") x 2.90m (9'6")

Fitted with a range of built-in wardrobes and cupboards with overbed lockers, chest of drawers with dressing table, UPVC double glazed bay window to the side, radiator, wall lights, door leading through to the en-suite facilities.



EN-SUITE SHOWER ROOM

A three piece suite comprising; double tiled shower cubicle with screens, low-level wc and pedestal wash hand basin, UPVC double glazed frosted window, heated towel rail, textured and coved ceiling with extractor and light.

BEDROOM TWO 3.12m (10'3") x 2.92m (9'7")

UPVC double glazed bay window with outlook to the side, textured and coved ceiling with ceiling light, built-in cupboards and bedroom furniture comprising; wardrobes, over bed lockers and bedside cabinets along with shelves and a dressing table, wall lights, radiator.



OUTSIDE

PARKING A parking bay provides parking for two cars.



GARDENS

There is an enclosed garden with patio areas and views across the valley to the countryside beyond.



TENURE Leasehold

SITE FEES £801.79 per quarter.

SERVICES

Mains water, drainage and electricity from the site.
(electricity and water is paid to the site owner)

COUNCIL TAX Band A.

AGENTS NOTE

The residential park is suitable for buyers over the age of 55 with no dependent children. Generally, no pets allowed but you may be able to have a small cat - awaiting confirmation.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. **Kimberley's Independent** Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of **Kimberley's Independent Estate Agents** has any authority to make or give any representation or warranty whatever in relation to this property.

