



## Perranarworthal

A detached park home on a level plot  
Spacious two bedroom accommodation  
Off road parking and enclosed garden  
Good degree of privacy  
19'10" living room  
En-suite wc to main bedroom  
UPVC double glazed conservatory/sun room  
UPVC double glazing, oil-fired central heating  
Very desirable site at Cosawes Park  
Being sold with 'no onward chain'



Guide £150,000 Leasehold

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This spacious, detached, two bedroom park home that is being offered for sale with 'no onward chain', sits on a level plot within the very desirable residential retirement site known as Cosawes Park which is conveniently located between the port of Falmouth and the cathedral city of Truro.

The residence enjoys a good degree of privacy and has been extended over time and now offers spacious and well proportioned accommodation that includes a 19'10" living room, dining area, generous modern kitchen with a wide range of base and wall units, main shower room with three piece suite, 16'7" bedroom with built-in furniture, office area and a walk-in wardrobe and also a en-suite with wc. A second bedroom also has a range of built-in furniture and a door to a UPVC double glazed sunroom/conservatory. The property also benefits from other modern features including UPVC double glazing throughout and oil-fired central heating. Outside, the property provides off road parking and a low maintenance garden to the side with mature plants and shrubs, a workshop, garden shed and a greenhouse.

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 harbourside 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 would recommend to book and internal viewing as this particular park home is very deceptive from the roadside as you cannot appreciate its size and space.

#### *THE ACCOMMODATION COMPRISES:*

*All dimensions approximate.*

The property is located from a small cul-de-sac at the lower part of the site which is popular due to being level and its accessibility to the bus stop. Off road parking area and path leads to either side of the property with steps gently leading to the front and rear doors.

#### *COVERED ENTRANCE*

With outside light and UPVC front door with letterbox opening to:

#### *ENTRANCE HALLWAY*

An L-shaped hall with a range of built-in storage cupboards, radiator, shelving, finished with a carpet and doors leading to the spacious living room, kitchen, shower room and the bedrooms.

*LIVING ROOM/DINING AREA 5.87m (19'3") x 6.05m (19'10") maximum measurements.*

*LIVING ROOM 6.05m (19'10") x 3.28m (10'9")*

A dual aspect room with picture UPVC double glazed windows overlooking the garden, electric fireplace and surround providing a focal point, radiator, ceiling light and finished with a carpet. This area naturally leads through to:

*DINING AREA 2.97m (9'9") x 2.13m (7'0")* A dual aspect room with two UPVC double glazed windows overlooking the front and side, radiator, ceiling light, finished with a carpet, archway through to kitchen.



*KITCHEN 4.22m (13'10") x 2.67m (8'9")*

A spacious modern kitchen with a good range of base and wall units comprising of cupboards and drawers with light cream doors and metal door furniture, wood effect roll top work surfaces with tasteful tiled splash back incorporating a stainless steel sink with drainer, four-ring electric hob with extractor fan over, recess and plumbing for refrigerator/freezer, concealed oil-fired boiler providing domestic hot water and central heating facilities, strip light, extractor fan, slimline radiator, UPVC double glazed window to the side, frosted double glazed door to steps and the side of the property, vinyl flooring, door to the hallway.



#### *EN-SUITE WC*

Low-level wc and a pedestal wash hand basin, part tiled walls, area suitable for washing machine and dryer, UPVC double glazed window to the garden, radiator, ceiling light.

#### *STORAGE ROOM/DRESSING ROOM*

A walk-in cupboard with lighting and carpet having a range of shelving and a desk.

#### *BEDROOM TWO*

Fitted with a range of built-in wardrobes with clothes rails, built-in bedroom furniture and a desk, UPVC double glazed window with outlook to the rear, ceiling light, 2 radiators, finished with a carpet, door through to conservatory.



#### *SHOWER ROOM*

A well appointed shower room with a three piece suite comprising; shower cubicle with screen and electric shower within, low-level flush wc with push button flush and pedestal wash hand basin, part tiled walls, heated towel rail, radiator, medicine cabinet, light, frosted UPVC double glazed window.

#### *BEDROOM ONE 5.05m (16'7") x 2.82m (9'3")*

A double bedroom fitted with a range of built-in bedroom furniture and wardrobes, office area with desk/worktop, 2 radiators, 2 UPVC double glazed windows with outlook to the rear, ceiling light, carpeted flooring, door to walk-in storage room/dressing room and another to the en-suite wc.



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.





### *SUNROOM/CONSERVATORY 3.81m (12'6") x 1.83m (6'0")*

A UPVC double glazed conservatory with an outlook to three sides, wall mounted electric radiator, 2 lights and finished with a carpeted floor.



### *OUTSIDE*

#### *PARKING*

To the front of the property there is private off road parking.

#### *GARDENS*

The property has well thought out low maintenance gardens with a range of patios and gravelled areas with mature plant and shrub borders.

#### *WORKSHOP*

A detached workshop of timber construction with light and power and fitted with a range of work benches and shelving.

#### *GARDEN SHED*

A detached garden shed of timber construction.

#### *GREENHOUSE* With venting system.

#### *STORAGE/BASEMENT*

With this particular park home there is a series of doors around the property which give access to the base where there is plenty of additional storage under the property.

#### *AGENTS NOTES*

As this is a residential park home it is only suitable for buyers over the age of 55 with no dependent children and no dogs.

#### *TENURE*

Mains water, drainage, electricity, telephone and broadband. The electricity and water is to be paid to the site and the owner of the park home is responsible for this.

### *SERVICES CHARGES*

We have been advised that the ground rent/service charges is £652.46 paid quarterly.

### *COUNCIL TAX* Band A.

### *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.

