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Sales & Lettings



## 47 Tremarle Home Park

North Roskear, Camborne, TR14 0AT

**Guide price £135,000**



Offered for sale with no onward chain, this good sized park home benefits from a large lounge, fitted kitchen/diner, a sun lounge, two bedrooms (one with en-suite) and a wet room. The property is double glazed and this is complemented by Flow gas heating. Externally there are enclosed gardens with outbuildings.



This good sized park home is within level distance of Camborne town centre with bus services available in Tuckingmill. The A30 is within probably one and a half miles. Offered with no onward chain, the accommodation comprises:

### LOUNGE

19'3" x 12'2" (5.87m x 3.72m)

Focusing on a wooden fire surround with a marble effect insert and an electric coal effect fire. A dual aspect room with two radiators.

### SUN LOUNGE

10'2" x 5'11" (3.11m x 1.82m)

### KITCHEN/DINER

19'3" x 10'8" (5.87m x 3.26m)

The kitchen area is fitted with a single drainer stainless steel sink unit plus an array of working surfaces with storage facilities beneath, a peninsular unit used as a partial room divide and various eye level cupboards, mostly with glazed doors. There is a fitted oven, hob and cooker hood with space for white goods. Laminate flooring, radiator and an external door.

### BEDROOM 1

12'11" x 9'7" (3.96m x 2.93m)

With bedside cabinets, chest of drawers, wall cabinets and seating. Radiator.

### EN-SUITE

Wash hand basin and wc plus a double built-in cupboard with a radiator.

### BEDROOM 2

11'0" x 7'10" (3.37m x 2.41m)

Chest of drawers, wall mounted cupboards and a dressing table. Radiator.

### INNER HALL

With a cupboard housing a Flow gas combination boiler.

### WET ROOM

With substantial flooring. There is a mains shower, pedestal basin and a wc. Half wall tiling, ladder radiator and an extractor fan.

### OUTSIDE

There are gates to either side of the property allowing vehicular access. There is a small area of enclosed lawn to the front and to the rear there are several outbuildings providing storage facilities.

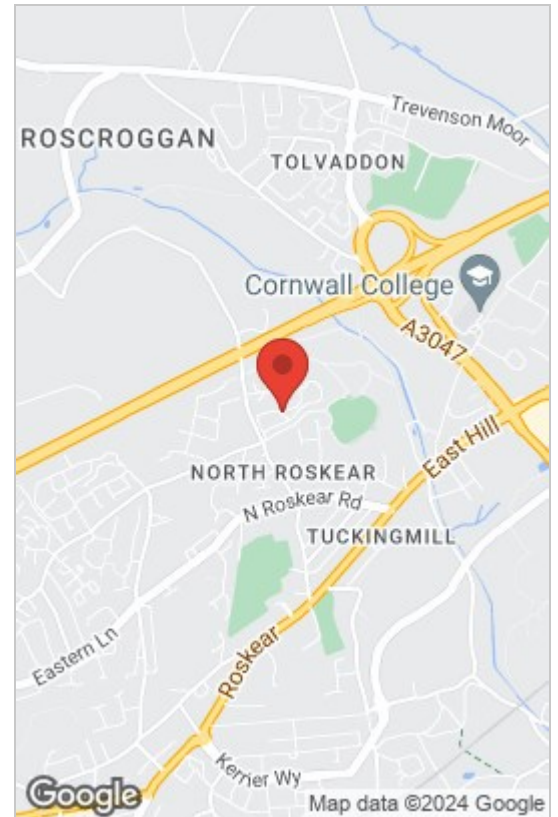
### LEASE DETAILS

Monthly Ground Rent £192.04. Available to the over 50's.

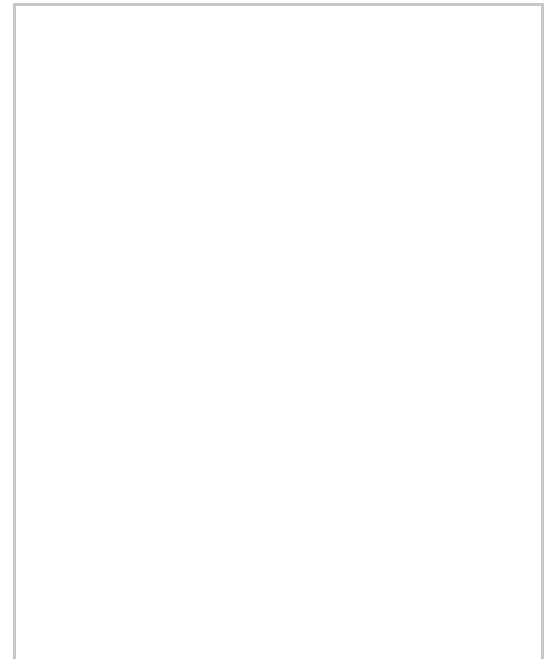
### DIRECTIONS

Leaving the A30 at the first Camborne exit follow the road and traffic lights all the way through to the large crossroads where you should turn right into Tuckingmill. Proceed down to the bottom of the hill and continue towards Camborne turning right at the traffic lights into North Roskear Road. Proceed up here and take the first turning right, proceed past Pendrea Park and Tremarle Home Park is the next turning on the right. Proceed through the one way system all the way to the top where the road loops back on itself and the property will be found on the left hand side.

## Area Map



## Floor Plans



## Energy Efficiency Graph

