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# BILL BANNISTER

Sales & Lettings



## 8 Tremarle Home Park

North Roskear, Camborne, TR14 0AT

**£149,500**



This detached park home is immaculately presented and sits in generous well enclosed gardens with some useful outbuildings. The property has recently been updated and offers two bedrooms, a lounge, a well appointed kitchen/diner with fitted appliances and a bathroom with an electric shower. The property is double glazed and this is complemented by gas fired heating.



Situated in this conveniently placed Park Home site, number 8 has recently been the subject of updating, improving and redecoration. There is a modern gas boiler and replacement double glazing. The double glazing has a 10 year warranty from 1st November 2022 and the boiler has a guarantee expiring on the 14th December 2027. The outside has been rendered and there is also wall insulation with a guarantee until 18th November 2046. The vendor informs us that the kitchen was replaced in 2019 and this includes an oven, hob and a cooker hood. In addition to the well enclosed gardens, there are outbuildings and beyond the pedestrian gate there are two parking spaces which the property enjoys the use of but these are not consigned with the property. It is approximately a mile level distance from Camborne and at Tuckingmill you will find bus services to both Camborne and Redruth. There is also access to Portreath on the north coast, the golf links at Tehidy and also Tehidy Woods.

**LOUNGE**

17'2" x 9'11" (5.25m x 3.03m)

A lovely dual aspect room with two bow windows, laminate flooring and two radiators.

**HALLWAY**

Coat hooks, laminate flooring, a fitted cupboard with a radiator. Plus extra radiator.

**KITCHEN/DINING ROOM**

8'6" x 8'8" + 7'11" x 8'3" (2.60m x 2.65m + 2.42m x 2.52m)

The vendor informs us that this was replaced in 2019 and has a single drainer sink unit plus an array of working surfaces with storage facilities beneath and space for white goods. An oven, hob and hood are included together with a splash back. There is a Baxi mains gas fired boiler, an external door and a bow window.

**BEDROOM 1**

11'5" x 9'2" (3.48m x 2.80m)

With a recess ideal for a wardrobe. Radiator.

**BEDROOM 2**

7'7" x 9'3" (2.33m x 2.82m)

With a radiator.

**BATHROOM**

7'8" x 6'5" (2.35m x 1.97m)

P shaped bath with a screen and an electric shower. Respatex wall covering, enclosed wash hand basin and a low level wc. Extractor fan and a ladder radiator.

**OUTSIDE**

As previously mentioned there are two unofficial parking spaces by the pedestrian gate leading to the property. There is a pathway, outbuildings and the plot is generously proportioned in our opinion being well enclosed. We feel that this is a considerable bonus with this home.

**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.

**AGENTS NOTE**

TENURE: Leasehold. Monthly Ground Rent £204.18.

COUNCIL TAX BAND: A.

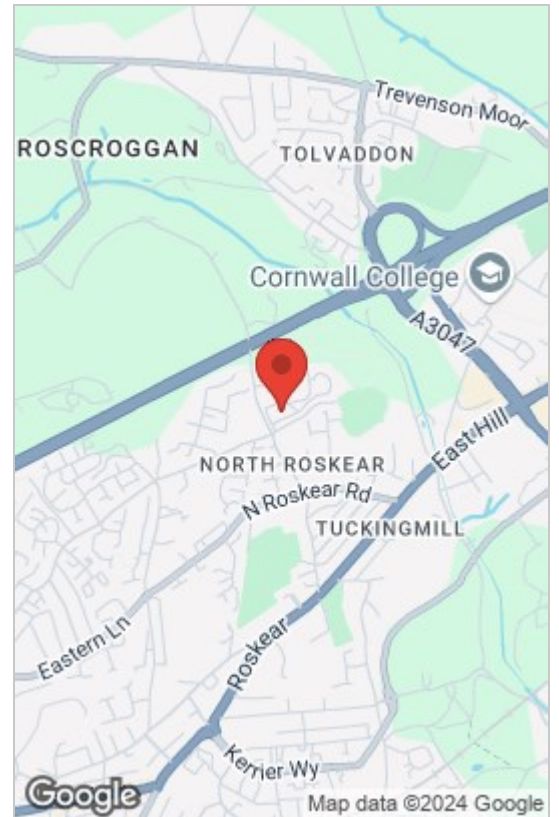
**SERVICES**

Mains drainage, mains metered water, mains electricity, mains gas heating.

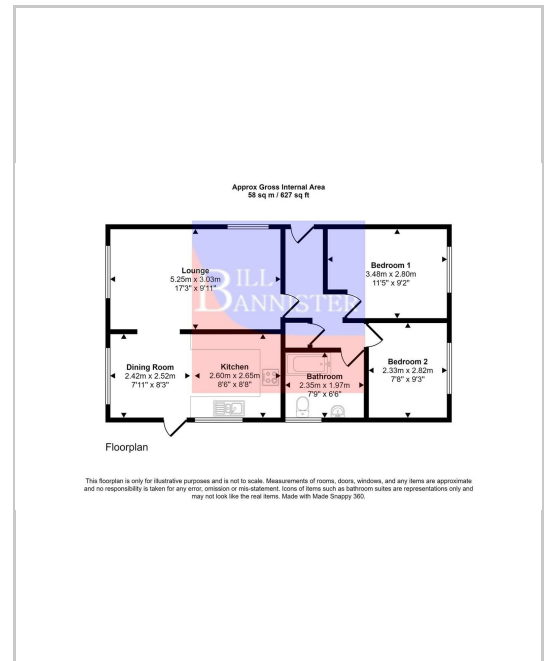
Broadband highest available download speeds - Standard 12 Mbps, Ultrafast 1000 Mbps (sourced from Ofcom).

Mobile signal Indoors - EE Limited, Three Limited, O2 Likely, Vodafone Likely (sourced from Ofcom).

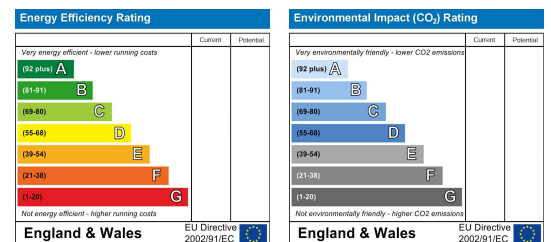
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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