



# Cox Park, Gunnislake

PL18 9BD



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## Guide Price £140,000

Tamar Park is situated within hamlet of Cox Park a short drive from local amenities and facilities. The site has the advantage of a community bus service to a variety of locations. The nearby Town of Callington has a supermarket, shops, doctors, dental surgery, public houses, cafes & bus services.

- **Greatly improved Park Home**
- **Specifically for the over 50's**
- **Parking with garage and gardens**
- **Very well maintained and presented**
- **Kitchen with built in appliances**
- **The property is being sold fully furnished**



## Accommodation

The property is entered via a glazed porch with doorway giving access to the hallway which offers useful storage. From here doors lead to all the rooms. The modern kitchen/breakfast room incorporates a breakfast bar area and ample workspace area with eye level double oven and induction hob with canopy over. There is also a built-in fridge/freezer washing machine and dishwasher which are all going to remain. The spacious lounge/dining room has a feature fireplace making the focal point of the room. French doors give access out onto the decked terrace. There are two double bedrooms and one single. There is a modern shower room incorporating a vanity unit and wash hand basin with cupboard space beneath. Over sized walk-in shower with glazed screening and door low level w.c. This room has Aqua waterproof wall covering. Benefiting from Gas central heating and uPVC double glazing

**THE PROPERTY IS BEING SOLD FULLY FURNISHED.**



## OUTSIDE

To the front there is a parking space for 1 vehicle, composite decking and balcony, fencing artificial lawns, bank with steps leading to attractive flower shrub beds and borders. To the left-hand side of the property there is further car parking space, garage with an electric up and over door, power and light. Gate and pathway leading to the side.

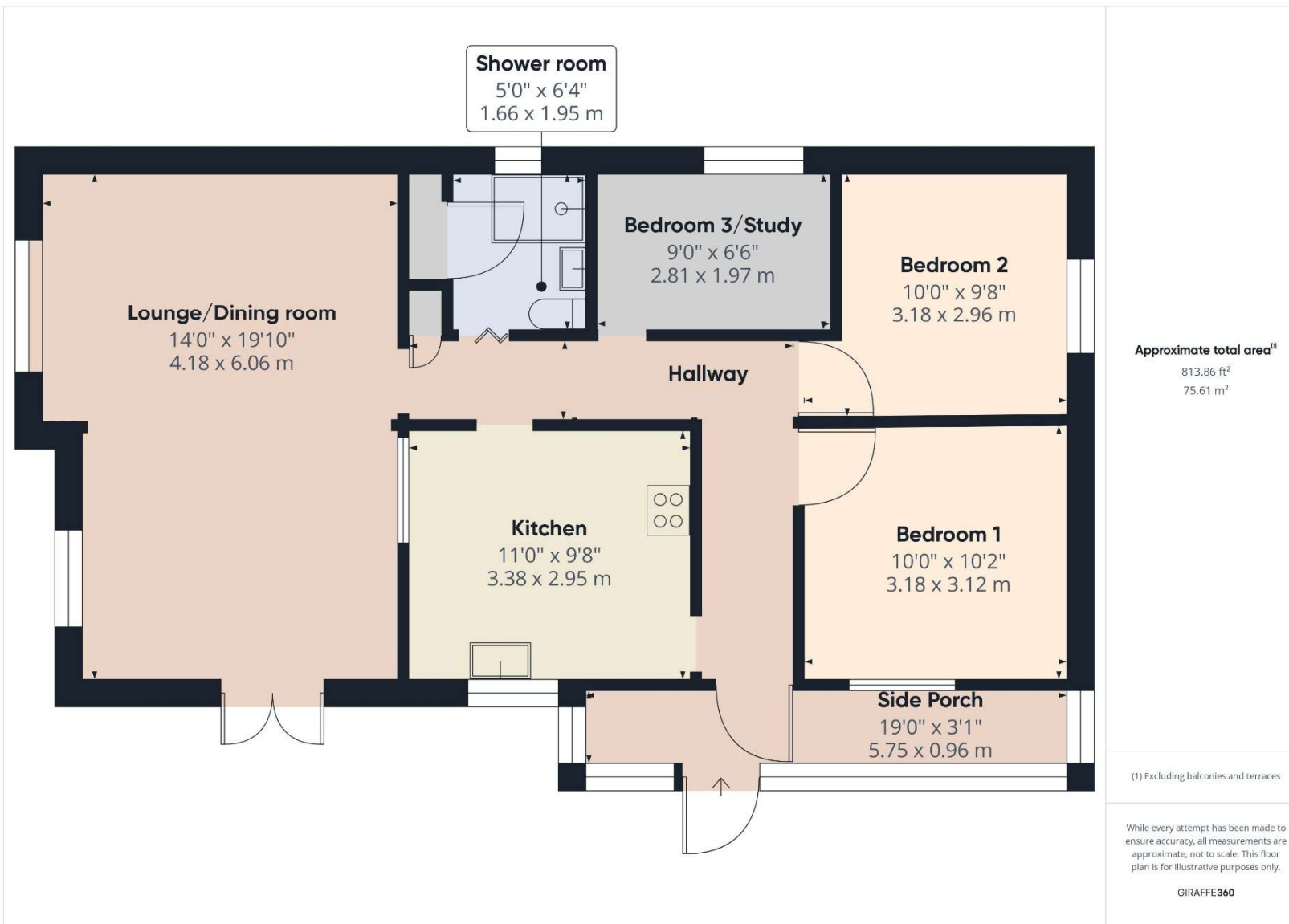
Services :- Electric, water. Private drainage via the site and LPG gas central heating.

Council Tax :- According to Cornwall council the council tax band is A.

Tenure :- License.

Site Charges :- The vendor has confirmed that these are £193.00 pcm





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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

