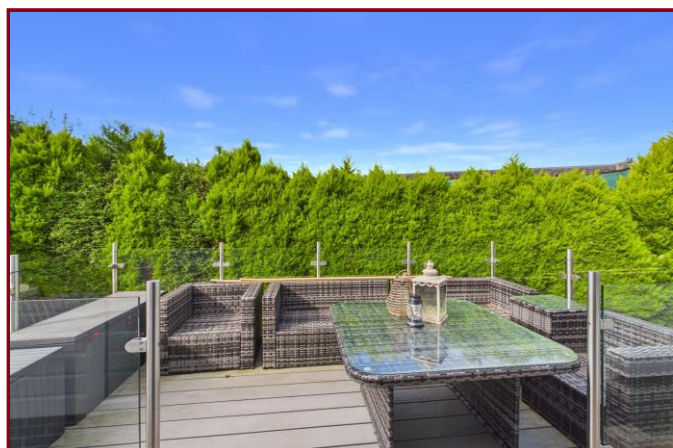




MAP estate agents
Putting your home on the map

**Franklin Leisure Park,
Carnon Downs, Truro**

**£165,000
Leasehold**





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Property Introduction

Situated on Franklin Leisure Park, Carnon Downs, this tucked away and beautifully presented two bedroom holiday park home for the over 50's offers stylish and contemporary living with a wonderful sense of space.

The impressive open plan living space forms the heart of the home featuring vaulted ceilings that enhance the feeling of light and space alongside a modern fitted kitchen complete with a central island that is perfect for everyday living and entertaining.

The property benefits from a shower room and a bathroom providing added convenience whilst externally the attractive rear garden offers a delightful outdoor retreat. A particularly appealing feature is a dedicated seating space enhanced by elegant glass and stainless steel balustrading creating a stylish space in which to sit and enjoy the surroundings. The site is open year round and completing the property is an allocated parking space.

Location

Located on the outskirts of Truro in the popular village of Carnon Downs with easy access to the A30. On a regular bus route the village has a range of amenities such as dentist, Post Office, hairdressers and a village shop which caters extremely well for day to day needs.

Also within a reasonable travelling distance is the maritime town of Falmouth, again offering a good range of independent shops, restaurants, the National Maritime Museum and access to three popular beaches.

ACCOMMODATION COMPRISES

Double doors open into the:-

OPEN PLAN LIVING SPACE 20' 5" x 15' 5" (6.22m x 4.70m) maximum measurements

An impressive, generous, light and bright space with a vaulted ceiling, windows to three sides and a further set of double doors opening to a balcony. Space for a range of lounge and dining furniture. The modern kitchen space has a range of eye and base level dark blue cupboards with worktop over and a feature island for sitting and dining at with a built-in pop up plug socket. Integrated range cooker with extractor hood over, integrated washing machine and integrated dishwasher. Matching splash boarding splash backs. There is a pull out larder cupboard and space for fridge/freezer. Doors open to the:-

BALCONY (not measured)

A decked space ideal for sitting and entertaining with wrought iron railings.

From open plan living space, door leading off to:-

HALLWAY

LPG boiler cupboard and coat storage. Doors off to:-

BEDROOM ONE 12' 5" x 7' 9" (3.78m x 2.36m) maximum measurements

A double room with panelling to the walls and a wood clad vaulted ceiling with spotlights. Two double glazed windows and radiator. Door to:-

JACK AND JILL SHOWER ROOM

Vanity wash hand basin with mirror over, low level WC and walk-in shower with mains shower and splash boarding. Obscured double glazed windows. Heated towel rail. Second door to hall.

BEDROOM TWO 10' 1" x 9' 7" (3.07m x 2.92m) maximum measurements

Two double glazed windows. Radiator. Fitted wardrobe space to one wall. Dressing area. Door to:-

EN-SUITE BATHROOM

Low level WC, bath with shower over and wash hand basin. Obscured double glazed window. Heated towel rail.

OUTSIDE

There is one parking space in front of the property. A pedestrian gate opens to a pathway that leads around the property where there is a non-slip deck with a formal seating space surrounded by glass and stainless steel balustrades and continuing along the deck there are two storage sheds, one with electric and lighting with space for tumble dryer. Bottled gas store space and space for washing line. The garden is surrounded by a range of shrubs and hedging. Small lawn. There is also a visitors car park.

SERVICES

Mains metered water, mains drainage, mains metered electric and bottled LPG Gas. The water and electric are metered and billed every three months.

AGENT'S NOTES

Please note, this is a holiday home for the over 50's and you cannot live in the property all year round. Two pets are permitted per property and as it is a holiday home no Council Tax is liable.

LEASEHOLD INFORMATION

Remainder of 99 year lease commenced in 2023. The current site fees are £323 per month towards the upkeep of the site grounds and lighting. David Light of Light Park owns the park.

DIRECTIONS

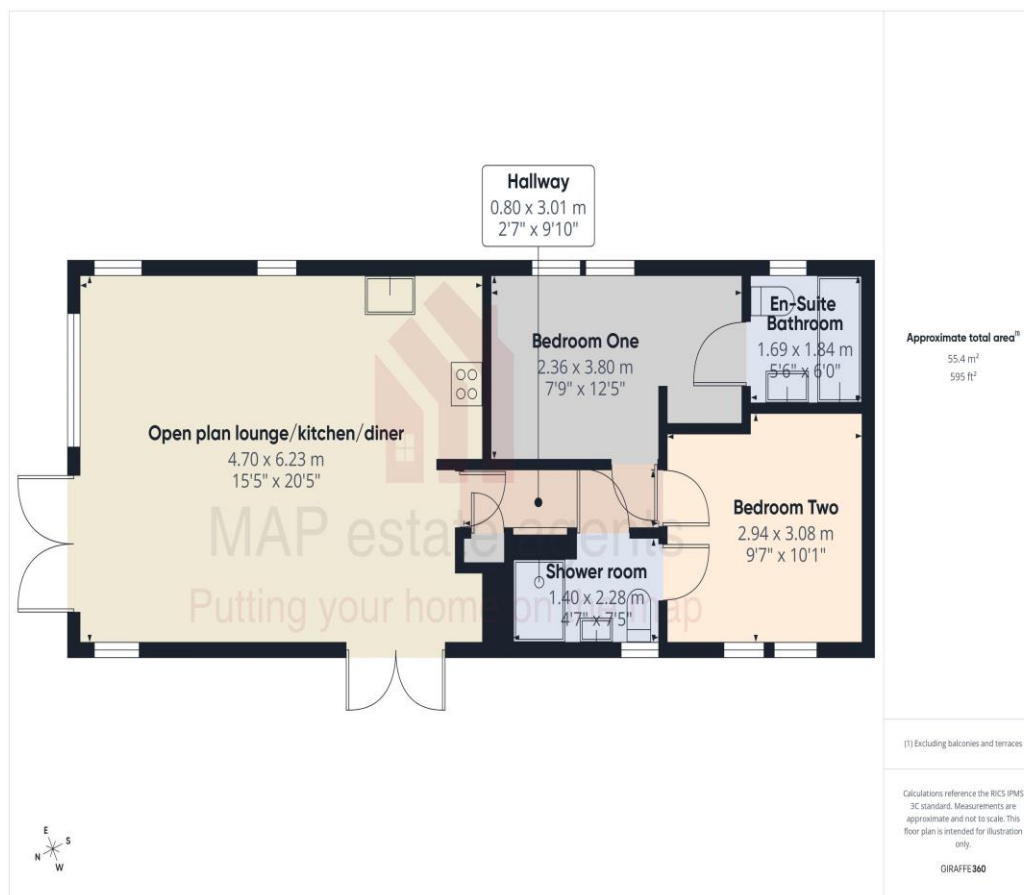
Heading from Falmouth to Truro on the A39, at the roundabout at Playing Place next to the Shell garage take the first exit, turn first left afterwards into the Franklin Leisure Park. If using What3words:-store.argue.unwanted





MAP's top reasons to view this home

- Beautifully presented luxury park home for the over 50's
- Located near Carnon Downs, close to Truro
- Small development of holiday homes, cannot be lived in all the year round
- Light bright and spacious lounge/kitchen/diner
- Kitchen has been modernised and includes Island with seating
- Two double bedrooms
- Bathroom and shower room
- Garden at rear and lovely decked area at side to sit
- LPG heating, double glazed
- One parking space plus visitors parking



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