



**14 Rose in the Bush Mawgan, TR12 6BB**

**£85,000 Leasehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# 14 Rose in the Bush

- TWO BEDROOM DETACHED PARK HOME
- WELL REGARDED SITE
- PLEASANT CORNER PLOT
- EN SUITE SHOWER ROOM
- LOW MAINTENANCE GARDEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- MOBILE HOME - LICENCE IN PERPETUITY

A nicely presented two bedroom detached park home situated on a well regarded site, well placed for access to the creekside village of Gweek and the town of Helston.

Located on a pleasant corner plot within 'Rose In The Bush', the residence has a lovely light filled open plan lounge and dining room with bay windows and a modern electric fire suite for comfort. The well equipped fitted kitchen enjoys an outlook towards open countryside beyond neighbouring properties. The master bedroom has a convenient en suite shower room, whilst the second bedroom has a range of built in bespoke wardrobe furniture. Outside the low maintenance gardens cradle the residence with a useful storage shed to the rear.

The accommodation in brief comprises a hallway, kitchen, lounge / dining room, bathroom, two bedrooms, a shower room and a walk in wardrobe. The residence benefits from double glazing and LPG gas central heating.

The Lizard Peninsula is a designated area of outstanding natural beauty. Gweek is set at the navigable head of the Helford River, which has many beautiful creek-side and rural walks. The village benefits from many clubs, societies and organisations with several amenities including a Post Office/stores, public house with restaurant and boatyard cafe. Primary schooling is available nearby in the hamlet of Boskenwyn. For sailing enthusiasts the Helford River offers world famous sailing waters, with Falmouth Bay beyond. More extensive amenities are available in the nearby market town of Helston.











## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### WHITE UPVC DOOR TO

#### ENTRANCE HALL

'L-shaped' with wood effect vinyl flooring and doors off to the kitchen, bathroom and both bedrooms. Opening to lounge / dining room.

**KITCHEN** (13'9" x 8'5" (narrowing to 6'3") ( 3.96m'2.74m x 2.44m'1.52m (narrowing to 1.83m'0.9)

Comprising a modern fitted kitchen with beech effect working top surfaces incorporating a one and a half bowl stainless steel sink with drainer and mixer tap over and a ceramic gas hob with hood over. Integrated appliances include a fridge/freezer and an electric oven, whilst space is provided for a washing machine. There are a useful range of base cupboards and drawers with matching wall cupboards and display units. There is a cupboard housing a Worcester gas fired boiler, teak effect vinyl flooring, a breakfast bar arrangement and windows to the rear aspect. Obscure glazed door to rear.

#### OPEN PLAN LOUNGE / DINING ROOM

**LOUNGE AREA** (17'8" x 10'11") (plus bay windows) A light and welcoming dual aspect room with large bay windows to the front and side aspects, wood effect vinyl flooring, wall lights and a modern electric fire suite. Openings to hallway and

**DINING AREA** 9'4 x 7'2 (2.84m x 2.18m )

With a continuation of the wood effect vinyl flooring, wall lights and a triangular shaped bay window to the side aspect. Door to kitchen.

#### BATHROOM

Containing a low-level w.c, wash hand basin with vanity cupboard under and an easy access walk in bath with shower attachment. There is a chrome ladder style heated towel rail, an extractor and obscure glazed windows to the front aspect.

**BEDROOM ONE (EN SUITE)** 8'5" x 8'5" (2.44m'1.52m x 2.44m'1.52m)

Having fitted drawers, a window to the side aspect, a walk-in wardrobe with hanging rail and shelf over. Electric consumer unit and door to.



#### EN SUITE SHOWER ROOM

White suite comprising a low-level w.c, pedestal wash hand basin and a corner shower cubicle with tiled surround, housing a thermostatic shower. There is a shaving point, an extractor, vinyl flooring and an obscure glazed window to the rear aspect.

#### BEDROOM TWO 10'2" x 8'5" (3.05m'0.61m x 2.44m'1.52m)

Double bedroom with built-in wardrobe furniture and a bay window having an outlook over the front garden.

#### OUTSIDE

The front, side and rear gardens have been designed with ease of maintenance in mind and are laid predominantly with loose chippings with adjacent areas of rockery. Steps and a handrail lead up to the front door of the property. The rear garden is neatly enclosed with steps leading up to the rear door of the property. Views can be enjoyed beyond the rear garden to surrounding fields and countryside. There is a useful 'lean to' store to the side of the property.

#### SERVICES

Mains electricity, water, drainage. Bottled LPG Gas.

#### AGENTS NOTE ONE

We are advised that a Written Statement of Terms dated 16th July 2004 and made under the Mobile Homes Act 1983 gave the mobile home occupier a right in perpetuity to occupy the said home. The statement of terms provides for such a right to be assigned. Further details are available upon request.

#### AGENTS NOTE TWO

We are advised that some of the contents may be available by separate negotiation.

#### AGENTS NOTE THREE

The ground rent is £2836.08 per annum. Further details can be made available upon request.

#### AGENTS NOTE FOUR

We understand that a commission payment of 10% of any sale price is payable by the owner upon completion.

#### AGENTS NOTE FIVE

We are advised by the park owners that residents need to be over fifty years old and no children are allowed to reside at the site.







#### **AGENTS NOTE SIX**

We are advised that the Park Rules forbid owners from having pets or animals. Further details are available upon request.

#### **COUNCIL TAX**

Council Tax Band A.

#### **DIRECTIONS**

WHAT3WORDS

note.outnumber.unfit

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **PROOF OF FINANCE - PURCHASERS**


Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED.**

24th November 2025.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





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