

Trevadlock Hall  
Park  
Congdons Shop  
Launceston

Offers In The Region Of  
£195,000

- 48'ft x 20'FT LINDEN COTTAGE STYLE PARK HOME
- 3 BEDROOMS & 2 BATHROOMS
- 3 RECEPTION ROOMS INC. CONSERVATORY
- VIEWS OVER THE PARK AND BODMIN MOOR
- BEAUTIFUL LANDSCAPED GARDENS
  - DRIVEWAY AND GARAGE
  - FULLY RESIDENTIAL PARK
- NO ONWARD CHAIN DUE TO WORK RELOCATION



Tenure - Leasehold

Council Tax Band - A

Floor Area - 1033.00 sq ft



#### DESCRIPTION

Recently re-decorated and with new flooring throughout. The accommodation briefly comprises; Entrance hall, with ample storage, dining room opening into a triple aspect 19'ft lounge and french doors into a conservatory. From the dining room, a door leads into the kitchen, with integrated dishwasher and double eye level oven/grill, utility room. A study is fitted with units incorporating filing cabinet, desk and shelving. Double bedroom with en suite wet room, further double bedroom and separate bathroom. Outside, to the front of the property are expanses of lawn interspersed with mature shrubs and flower beds. The main driveway provides ample parking and leads to a generous sized garage. Extensive rear lawns with patio, ornamental pond with waterfall and further gate to the other side.

#### LOCATION

Trevadlock Hall Park is located just six miles from the bustling country town of Launceston. Nestled amidst stunning scenery, the park offers breathtaking views of Bodmin Moor and the surrounding countryside. Situated in a popular community with extensive views towards Bodmin Moor. Being on the outskirts of the hamlet of Trevadlock, yet only 1 mile from the entrance/exit of the A30, where there is a Garage, Spar Shop and Subway eatery. The nearest village is Lewannick where there is a Post Office, General Store, Public House and Church, all only 1 mile away. Bodmin is only 17 miles, Plymouth is 25 miles and Exeter 50 miles with its Airport. The North/South coasts are about 20 miles equidistant. The nearest town is Launceston some 8 miles away. Boasting a daily bus service, the park is landscaped and well set out, with good space between homes. The park is well maintained by the owners. Pets are accepted on the park and there is currently a Residents Association. The Residents organise various activities such as tenpin bowling during the Autumn/Winter months and attending local craft and clubs such as Art Club and Good Companions at North Hill.

#### THE ACCOMMODATION

(all measurements are approximate)

#### ENTRANCE HALL

Access to insulated and part boarded loft. Built in cloaks cupboard and further airing cupboard with tubular heater. Radiator. Recessed arched alcove with display shelving. Doors lead to;

#### DINING ROOM

9'11" x 9'1" (3.03m x 2.77m )

Window to front. Radiator. French doors to lounge. Door to;

#### KITCHEN

9'9" x 9'3" (2.99m x 2.83m )

Window to rear. Fitted with a range of wooden fronted wall base under roll edge work surfaces and incorporating 1.5 bowl sink unit, eye level double oven with gas hob and extractor hood over. Integrated Miele dishwasher. 2 radiators. Opening into;

#### UTILITY

7'3" x 5'0" (2.23m x 1.54m)

Range of further matching cupboards and housing Worcester combination boiler. Integrated washing machine. Space for tall fridge freezer. Door to outside.

From the dining room, doors lead to;

#### LOUNGE

19'4" x 11'5" (5.91m x 3.49m)

Being Triple aspect with windows enjoying wonderful views over the rear gardens, the park, countryside and moors beyond. Fireplace housing electric fire. 2 Radiators. Imitation beams to ceiling. French doors into;

#### CONSERVATORY

9'8" x 7'5" (2.95m x 2.27m)

Upvc double glazed windows with blinds enjoying views over the park and moors beyond. Patio doors to outside.

From the hall, doors lead to;

#### STUDY/BEDROOM 3

7'11" x 6'8" (2.43m x 2.05m)

Window to front views of garden. Range of built in office desk and shelving with filing cabinet and drawers. Television point. Radiator. This room could provide a third bedroom if required.

#### BEDROOM 1

12'7" x 10'7" (3.84m x 3.23m)

Window to front. Range of built in bedroom furniture incorporating wardrobes, drawers and window seat with storage under. TV point. Radiator. Door to;

#### WET ROOM

7'0" x 6'7" (2.15m x 2.03m )

Opaque window to rear. Vanity unit with inset sink. Mains fed dual head shower. Heightened low level wc. Fully tiled. Shaver points. Chrome heated towel rail. Radiator.

#### BEDROOM 2

9'11" x 9'3" (3.04m x 2.83m)

Window to front. Radiator. Range of built in bedroom furniture incorporating wardrobes and drawers. TV point.

#### SHOWER ROOM

6'7" x 5'2" (2.02m x 1.60m )

Opaque window to rear. Vanity basin with mixer and Flexi hose attachment, with cupboards below. Mirrored medicine cabinet. Shower cubicle with mains fed shower. Low level wc.

#### OUTSIDE

To the front of the property are expanses of lawn interspersed with mature shrubs and flower beds. Concrete stepping stones lead to the front of the property with steps up to the front door. The main driveway provides ample parking and leads to;



### **GARAGE**

22'4" x 10'1" (6.82m x 3.08m)

Door and window to side. Power & light. Electric roll up door. Overhead storage. Workshop space.

Extensive rear lawns with circular patio, various mature shrubs including Fuschia and Camelia. Raised stone bordered flower beds. Delightful ornamental pond with waterfall. Large greenhouse with toughened glass. Ramp access to the rear of the property and access hatch to the underneath. Further wrought iron gate to the other side. Outside tap.

### **SERVICES**

Mains Electricity. Private bore-hole water supply supplying the Park. Private drainage. LPG Gas bulk tank supplying the Park. Superfast Digital Voice Broadband.

### **LOCAL AUTHORITY**

Cornwall Council. Council Tax Band A.

### **TENURE**

Leasehold. We understand the property is held on an indefinite lease with a ground/maintenance charge of £199.26 payable monthly. The property is subject to a restrictive covenant limiting ownership to those 55 years of age and over. Please note this property is fully residential and is to be used as a main residence.

### **MATERIAL INFORMATION:**

Verified Material Information

Council Tax Band: A

Property type: Park home

Property construction: Standard construction

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Park private supply

Sewerage: Mains





Trevadlock Hall Park, Congdons Shop, Launceston, PL15 7PW

Heating: LPG-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Garage, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Ramped access and Level access shower

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Are you interested in this property but aren't currently in a proceedable position?

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