

21 TREGAINLANDS PARK

WASHAWAY



THE PROPERTY SHOP





Bodmin


£125,000

GUIDE PRICE

Washaway, Bodmin, PL30 3AU

FOR SALE

PROPERTY TYPE

 Park Home


BEDROOMS

 2

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 C

- **** NO ONWARD CHAIN****
- TWO BEDROOMS
- KITCHEN
- OPEN PLAN LIVING/DINING ROOM

- MODERN SHOWER ROOM
- AMPLE STORAGE
- FULL 360 GARDEN AROUND THE PROPERTY
- DRIVEWAY PARKING FOR TWO CARS





21 Tregainlands Park

Situated within the peaceful village of Washaway, 21 Tregainlands is a spacious and well-presented two-bedroom park home offering comfortable, low-maintenance living in a desirable Cornish setting.

The property is accessed via a useful entrance porch, providing a practical space for coats, shoes, and everyday essentials while helping to keep the main living areas neat and organised.

Upon entering, you are welcomed into a bright and generously proportioned living/dining room. This versatile space comfortably accommodates both lounge and dining furniture, making it ideal for relaxing or entertaining. Large windows allow plenty of natural light to fill the room, creating a warm and inviting atmosphere.

The kitchen is well laid out and fitted with a range of storage cupboards, offering ample space for cookware and household essentials along with generous worktop space for food preparation. There is also room for freestanding appliances, making the kitchen both practical and functional. In addition, the kitchen provides direct access out to the garden, allowing for easy indoor-outdoor living and convenient access to the surrounding outdoor space.

The property boasts two spacious bedrooms, both capable of accommodating double beds with additional space for further furniture. Each bedroom benefits from built-in storage, providing practical and convenient wardrobe space while maximising the floor area. The main bedroom offers a comfortable and peaceful retreat, while the second bedroom is equally well-proportioned and could be utilised as a guest room, hobby room, or home office to suit individual needs.

Completing the accommodation is a modern family shower room, comprising a shower cubicle, wash hand basin, and WC, finished in a clean and contemporary style.

This attractive park home would make an ideal permanent residence or retirement property for those seeking a quiet lifestyle in Cornwall. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Maintenance Charge - £191.83 a month









SLICE OF CORNWALL

Externally, the home benefits from wraparound gardens, offering a 360-degree outdoor space around the property. This generous garden area provides the perfect place to sit, relax, and potter, with ample room for outdoor seating, planting, or enjoying the peaceful surroundings. To the front of the property, there are two private parking spaces, providing convenient off-road parking.



Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.

Transport Links:

- A short drive to the A30
- Bodmin parkway station
- Local Bus Stops

Services:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

Drainage – Mains

Directions: Sat Nav: PL30 3AU

What3Words: ///pickup.multiply.nothing

VIEW PROPERTY ONLINE

GROUND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



TO FIND OUT MORE

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