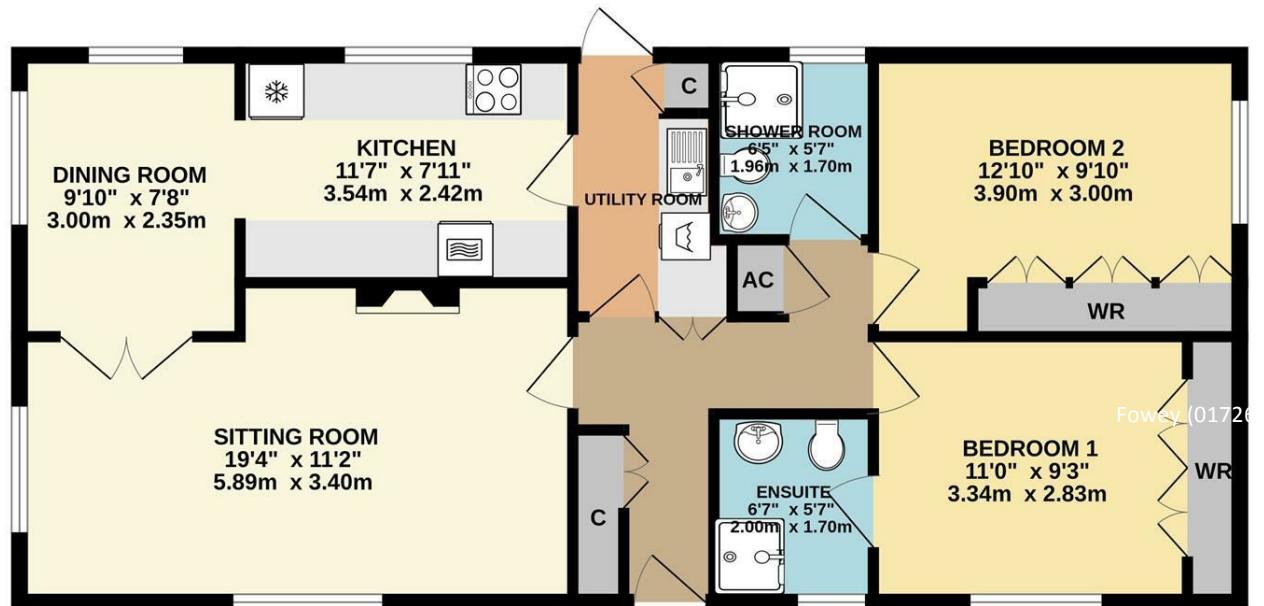




M A Y W H E T T E R & G R O S E

GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A RARE OPPORTUNITY TO PURCHASE A TWO BEDROOM PARK HOME ON A GENEROUS SIZE PLOT. GARDENS TO THE FRONT, SIDE AND REAR, GARAGE, OFF ROAD PARKING SPACE AND GARDEN.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

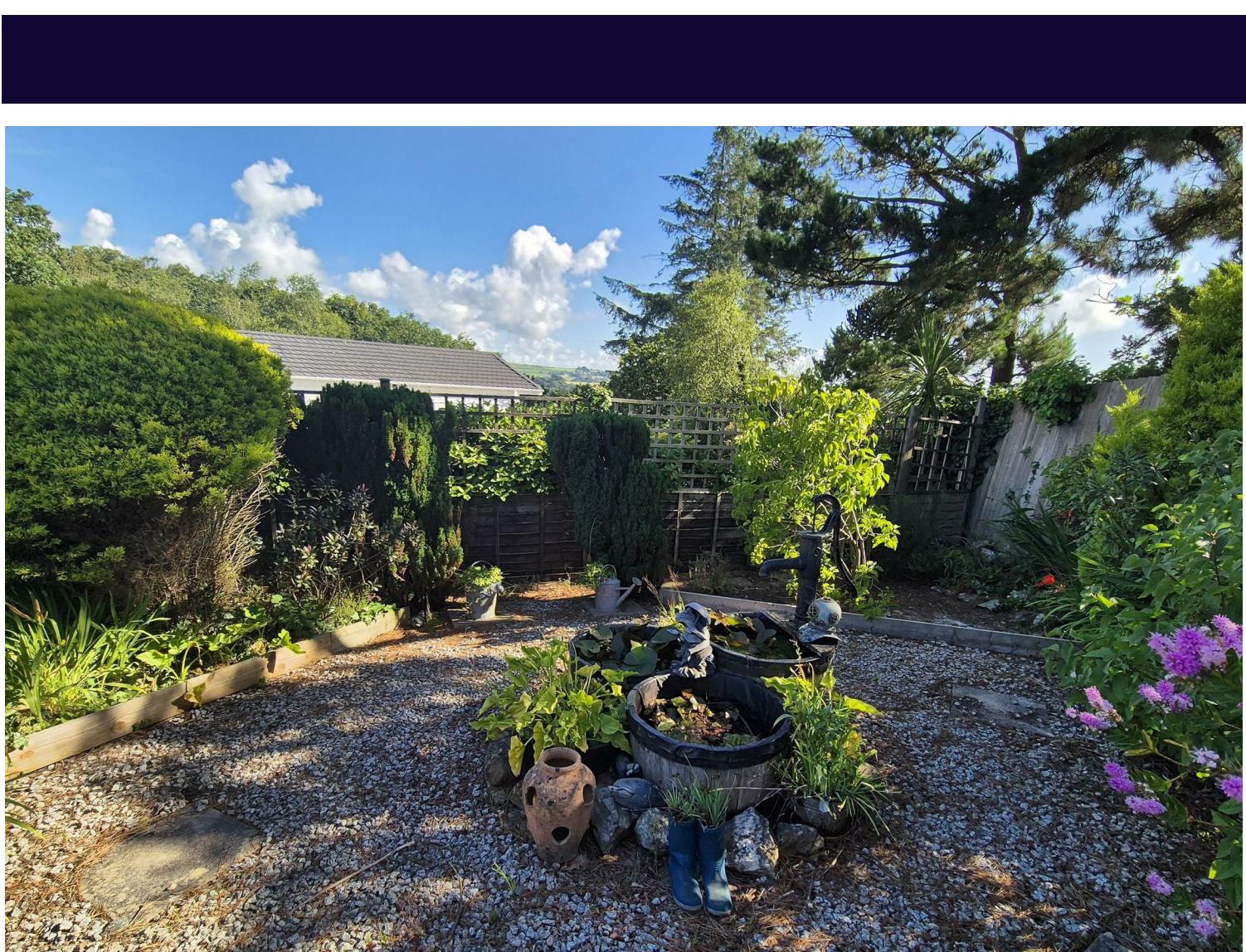
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Fowey (01726) 832299

M A Y W H E T T E R & G R O S E

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## 7 Polkerris Parc Mountlea Country Park, Par, PL24 2JP

### The Location

Mountlea Country Park is in an elevated position and enjoys panoramic views over Par Beach out towards the Gribbin. Via a steep hill, the park is within walking distance of many local amenities including Post Office, hairdressers, convenience stores, doctors surgery, running track, great pubs, takeaways and boasts a fantastic community network group constantly bringing the village together.

Par beach a short drive away, is one of the handful of all year round dog friendly beaches in Cornwall. This will also give you access to the fabulous Cornish coast path. The many attractions of Cornwall are also close by. Within a 3-4 mile radius are some real Cornish gems including the ancient port of Fowey, the Eden Project, Charlestown harbour and Luxulyan Valley.

Travelling to Par couldn't be easier, it has a train station on the Penzance to Paddington mainline, is on a direct bus link and is only 35 minutes from Newquay airport.

### The Property

7 Polkerris Parc is located on a fantastic sized plot - ideal for the keen gardener! The property benefits from gardens to the front, side and rear, a garage and off road parking space.

The front door opens to the entrance hall with useful storage cupboards and doors open to the sitting room, dining room, kitchen, utility room, two double bedrooms (one with ensuite) and a shower room.

The sitting room is a great size and dual aspect windows flood this room with light. There is a gas fireplace and doors lead to the dining area with windows to the front and side elevation.

The kitchen has ample base and wall storage units, worksurface, sink, integrated double oven, separate hob and space for an undercounter fridge freezer. The utility room is located off the kitchen and provides further storage and worksurface. There is plumbing and space for a washing machine and a door gives access to the garden.

Bedroom one is a good size with built in wardrobes and window to the front elevation. A door leads off to an ensuite with shower cubicle, wc and wash hand basin.

Bedroom two is also a double room with built in wardrobes and window to the side elevation.

The shower room comprises shower cubicle, wc and wash hand basin.

The main desire of this property is the gardens! 7 Polkerris Parc proudly sits on a huge plot offering gardens to three sides of the property. There are two gardens to the front, separated by fencing, that are gravelled - the perfect space for potted plants and bordered by mature shrubs. The off road parking space and garage is set in front of the property and a gate gives access to one of the front gardens. The garden wraps around three sides of the property and the area to the side is bordered by beautiful established plants and shrubs, the terrain is paving and this leads to the rear garden.



### The Outside

The rear garden is also a great size. You are greeted by a plethora of interesting, beautiful plants with a mixture of gravelled and paved terrain - this space is ideal for the keen gardener whilst remaining low maintenance. There is plenty of space for garden furniture and further on, there are flower beds - from here a pathway gives further side access.

### Agents Note

Mountlea Country Park is subject to some conditions and restrictions.

- \* Park home pitch fee of £200.55 monthly
- \* The properties are for over 55's only.
- \* Must be a main residence
- \* Cannot be used for any form of business.
- \* They do allow dogs and cats but this is restricted to 2 of each.

### Freehold

#### Council Tax Band - A

#### EPC Rating - Exempt

#### Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

#### Services

None of the services, systems or appliances at the property have been tested by the Agents.

#### Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.  
Tel: 01726 832299 Email: info@maywhetter.co.uk