



Dominic Park, Harrowbarrow

Guide Price £120,000

PARKES & PEARN

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A well-presented two-bedroom park home set within the popular St Dominic Park. Offering a spacious open-plan kitchen, lounge and dining area, private decked terrace and low-maintenance gardens, this property enjoys a peaceful setting with attractive surrounding views.

THE PROPERTY

This well-proportioned two-bedroom park home offers bright and versatile accommodation throughout, ideal for those seeking comfortable, single-storey living within a peaceful setting.

At the heart of the home is a generous open-plan kitchen, lounge and dining space, measuring over 19ft in width, creating a sociable and airy environment. The newly fitted kitchen hosts a range of units and integrated appliances, complemented by a central island providing both additional storage and informal dining space. French doors lead directly from the living area to the raised deck, allowing for a seamless connection between inside and out.

There are two bedrooms, both of good proportions, with the main bedroom offering ample space for freestanding furniture. The accommodation is completed by a modern fitted bathroom comprising a panelled bath with shower over, wash hand basin and WC.

THE OUTSIDE

The property benefits from well-maintained, low-maintenance garden areas, with a combination of paved pathways, decorative stone and planted borders. To the rear and side, a private enclosed garden provides a secluded outdoor space, ideal for relaxing or entertaining.

A raised decked terrace sits directly off the main living area, offering an excellent spot for outdoor dining and enjoying the surrounding greenery. There is also useful external storage with a garden shed, and nearby parking available within the park.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





THE LOCATION

St Dominic Park is a well-regarded residential park situated in the sought-after village of Harrowbarrow, surrounded by beautiful Cornish countryside. The nearby villages of St Dominic and Gunnislake offer a range of everyday amenities, with further facilities available in Callington and Tavistock.

The area is ideal for those who enjoy outdoor pursuits, with scenic walks and countryside on the doorstep, while also benefiting from convenient access to the Tamar Valley and transport links into Plymouth and the wider region.

FAQs

Services – Private gas, mains water, electricity, and drainage

Seller's position – Chain free

Garden aspect – West

Council tax band - A

Tenure – Freehold

Ground Rent – £179 per calendar month

Service Charge - NA

Agents Note: We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

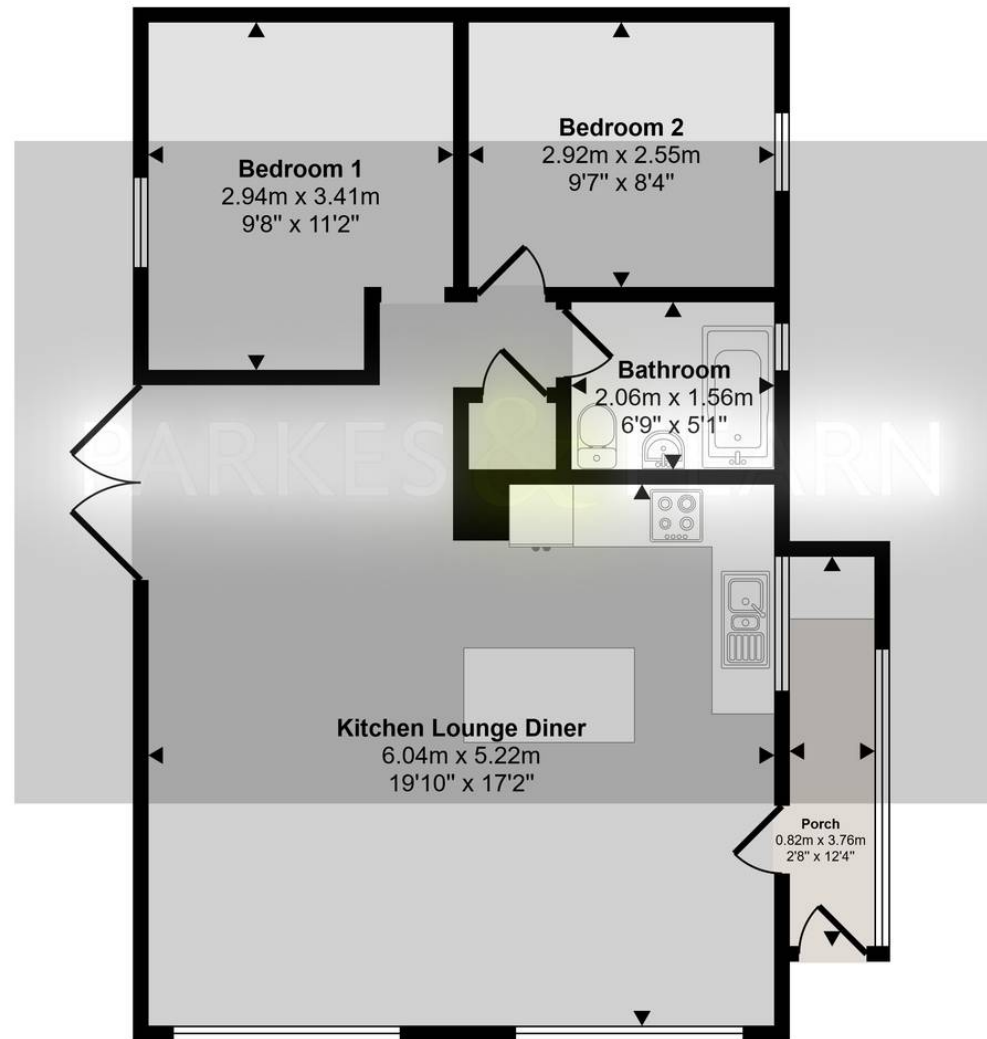
Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to complete these checks on our behalf. A non-refundable fee of £80 (including VAT) is charged to cover the cost.

DIRECTIONS

What3words - [///phantom.waltz.proceeds](https://www.what3words.com/phantom.waltz.proceeds)

Postcode - PL17 8BN

Approx Gross Internal Area
62 sq m / 668 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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