



Trevadlock Hall Park  
Congdons Shop | Launceston |



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Located on the popular site of Trevadlock Hall Park is this well presented 2 bedroom detached park home. This property offers spacious living accommodation, off road parking and garage. This property is found in a sought after position overlooking the communal green and enjoying views of the surrounding countryside and moorland.

You enter the property via the front porch and are invited into the living/dining room which is double aspect and enjoys plenty of natural sunlight. There is also an electric fireplace creating a focal point for the room. This reception room also features a wall mounted air conditioning unit. Just off the living/dining area is the kitchen which has recently been updated and offers a wide range of eye and base level units. There is also access to a side porch which provides easy access to the garden, garage and driveway. Opposite the kitchen is the family bathroom with walk in shower, toilet and hand basin. The two bedrooms are rear aspect and offer ample space for freestanding bedroom furniture and enjoy views over the garden.

To the front of the property is the communal green when residents can enjoy in the summer sun and occasional community get together's. There is also a large front garden offering space for plants and flowers as well as a pleasant sitting area. The garage benefits from electricity as well as ample space for a car or perhaps storage/workshop.



### Situation

Trevadlock Hall Park is a residential retirement park for the over 55's. It is situated in a rural area with a strong community and there are extensive views towards Bodmin Moor. It is just on the outskirts of the hamlet of Trevadlock, yet only 1 mile from the entrance/exit of the A30, where there is a Garage, Shop and Subway eatery. The nearest village is Lewannick where there is a Post Office, General Store, Public House and Church. Plymouth is circa 25 miles and Exeter is 50 miles. The North/South coasts are about 20 miles equidistant. The nearest town is Launceston some 8 miles away. The park is well maintained and we understand that pets are accepted on the park and there is currently a Residents Association.

### Directions

The postal code for the property is PL15 7PW. Take the A30 towards Bodmin for 3/4 miles and at Plusha turn left sign posted Callington B3257. Follow this road for a short distance and turn right signposted North Hill & Trevadlock. Follow the country lane down where the entrance will be on your left hand side. Proceed into the development following the 1 way system.

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## Entrance Porch

**Living Room/ Dining Room**  
11'0" x 19'3" (3.36m x 5.89m)

**Front Porch**  
6'2" x 3'8" (1.89m x 1.14m)

**Kitchen**  
10'2" x 9'7" (3.11m x 2.94m)

**Bedroom 1**  
9'11" x 9'6" (3.03m x 2.91m)

**Bedroom 2**  
6'5" x 12'2" (1.96m x 3.73m)  
1.96m expanding to 2.92m x 3.73m narrowing to 2.16m

**Bathroom**  
6'5" x 5'6" (1.97m x 1.68m)

## Services

Mains Electricity, Private Water & Drainage.  
LPG Gas Central Heating.  
Council Tax Band A.


## Agents Note

We have been informed the current ground rent and service charge for the property is £173.23 per calendar month.

Expiry date on the Lease:

The property is situated on a park limiting ownership to those 55 year of age and over.



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

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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