



Landrake, Saltash
PL12 5FJ

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Guide Price £285,000

IMPRESSIVE DETACHED PARK HOME JUST 5 YEARS OLD, STILL COVERED UNDER WARRANTY. WHICH YOU JUST NEED TO PLACE YOUR FURNITURE IN Specifically for persons over 45 years of age, located on a select development. Spacious accommodation, high quality appliances and furnishings, 3 Bedrooms and 2 Bathrooms. The property measures approx 46' x 22'.

- Immaculately Presented modern Park Home
- Impressive accommodation throughout
- 3 Bedrooms
- Bathroom and En suite
- Parking for 2 vehicles and attractive low maintenance Gardens
- VIEWING HIGHLY RECOMMENDED



This beautifully presented and immaculate detached park home measuring 46' x 22' is situated within a select development within a tucked away and quiet location. The property is just 5 years old and still currently covered under its warranty. The site is exclusively for persons over 45's perfectly suited for those seeking a retirement home, that you can just literally place your furniture in. This delightful residence offers comfort, space and a real sense of community living.

Upon entering the property, you are welcomed into a light and airy hallway, thoughtfully designed with built in storage cupboards. The Lounge is spacious and is bathed in natural light, creating a warm and inviting space to relax in. It seamlessly flows into a separate dining area, where double doors lead directly out to the front terrace which has non slip composite raised decking, being an ideal choice for enjoying a morning coffee or unwinding in the evening sun. The impressive kitchen is well proportioned, equipped with ample counter tops and cupboard space, appliances include an oven, hob, fridge/freezer and dishwasher. The utility room then follows which keeps laundry and household tasks tucked away from the main living space and includes a washer/dryer. The property also has loft storage.

The master bedroom is a double bedroom and well appointed, featuring a walk-through dressing area with built-in wardrobes that lead to a stylish en-suite shower room. The second bedroom is also a double bedroom and includes a large walk-in wardrobe, offering additional storage and space. The third bedroom/study provides versatile usage such as a guest room, hobby space, or home office and has built in furniture. A modern and tastefully finished bathroom serves the home, offering a clean and contemporary feel.



OUTSIDE

To the front there is a sunny, private decked area being an excellent spot for relaxing or entertaining. To the right hand side, you will find paved parking for two vehicles, steps and access to the main entrance. There is a lawned section and paved pathway. To the rear is where you find the useful storage shed ideal for garden utensils and a large storage box. To the left hand side there is a further lawned section, access to the utility room and paved pathway.

Services:- Electric, water and drainage. Flow Gas central heating.

Council Tax:- Band A

Service Charge:- £259.00 per month



Ground Floor



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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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