



112 Cosawes Park, Perranarworthal, Truro, TR3 7QS

Guide Price £225,000

A beautifully refurbished, detached two-bedroom park home offering modern living within the award-winning Cosawes development.

- Modern detached park home
- Brand new kitchen & bathroom
- Private parking for a number of vehicles
- Good degree of privacy & backs onto woodland
- Elevated views over valley & surrounding woodland
- Recently refurbished throughout
- Spacious accommodation with two double bedrooms
- Landscaped low maintenance garden
- UPVC double glazed & oil fired central heating
- Sold with no onward chain

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

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A beautifully refurbished, detached two-bedroom park home offering modern living within the award-winning Cosawes development.

This impressive property has undergone a complete transformation, boasting a brand new kitchen and bathroom, fresh plastering and paintwork, new lighting, and contemporary floor coverings throughout. Designed for comfortable and low maintenance living, it presents an exceptional opportunity to acquire a home ready for immediate enjoyment.

Cosawes is a highly regarded residential park, known for its tranquil setting and picturesque woodland surroundings. Situated conveniently for access to local amenities and offering a peaceful lifestyle, it provides an ideal base for those seeking a harmonious blend of nature and accessibility.

The spacious accommodation includes two double bedrooms, a generous living room, and a combined kitchen/diner, all benefitting from a thoughtful layout and an abundance of natural light. Outside, the property features a beautifully landscaped, low-maintenance garden that offers a high degree of privacy, backing onto serene woodland. Elevated views over the valley and surrounding woodland enhance the property's appeal. Further benefits include UPVC double glazing, oil-fired central heating, and private parking for several vehicles. The property is offered for sale with no onward chain.

THE ACCOMMODATION COMPRISES

A private parking bay with parking for numerous vehicles leads to a tiled slope going up to an impressive double unit leading to the sides and a small flight of steps to the front door.

UPVC DOUBLE GLAZED FRONT DOOR

With glazed panel and letter box opening onto the entrance hallway.

ENTRANCE HALLWAY

A pleasant area with radiator, door to storage cupboard with shelving and radiator within, plastered ceiling with downlights, central heating thermostat finished with a grey laminate floor, doors leading to the living room, shower room and two generous bedrooms.

LIVING ROOM - 5.71m x 3.28m (18'9" x 10'9") Increasing to 5.89m (19'4") into the dining area.

A light and airy dual aspect room with UPVC double glazed bay window with fine views over the valley, park and surrounding woodland. UPVC double glazed window to the side, radiator, plastered ceiling with downlights, finished with grey laminate floor.

KITCHEN/DINER - 5.49m x 2.59m (18'0" x 8'6")

A lovely, spacious area with a brand new contemporary modern kitchen and space for a dining table and chairs.

KITCHEN - 3.28m x 2.59m (10'9" x 8'6")

A modern shaker style kitchen comprising of a range of matching wall and base units with light grey doors and metal door furniture, an oak effect roll top work surface incorporating a stainless steel one and a half bowl sink with mixer tap and drainer, recess for cooker with stainless steel extractor canopy over, recess for appliances including fridge and freezer, plastered ceiling with downlights, double glazed window with outlook to the side and finished with a grey laminate floor. UPVC double glazed door to the side opening onto the gardens.

DINING ROOM - 2.24m x 2.59m (7'4" x 8'6")

With a UPVC double glazed bay window overlooking the valley, park and woodland, radiator, plastered ceiling with downlights, and finished with a grey laminate floor.

SHOWER ROOM - 2.01m x 1.65m (6'7" x 5'5")

A beautifully presented modern shower room consisting of a three piece suite, a new enclosed shower with feature tiles, a glass screen, a drench shower head, hand wash basin set in a grey vanity unit with storage under, low level wc with push button flush, chrome heated towel rail, plastered ceiling with downlights, frosted UPVC double glazed window to the side and finished with a laminate floor.

BEDROOM ONE - 3.58m x 2.9m (11'9" x 9'6")

UPVC double glazed window with outlook to the rear, plastered ceiling with downlights, modern reading lights, radiator and finished with a new grey carpet.

BEDROOM TWO - 3.58m x 2.9m (11'9" x 9'6")

UPVC double glazed window with outlook to the rear and gardens, plastered ceiling with downlights, modern reading lights, radiator and finished with a new grey carpet.



OUTSIDE

PARKING

The property has a private parking bay which provides parking for numerous vehicles.

GARDENS

To the front of the property there is a lawned area and the majority can be found at the rear where there is a recently landscaped garden with range of patios and low maintenance gravelled areas all giving a modern contemporary feel.

AGENTS NOTE

This is a residential park home and therefore suitable for buyers over 55 years old with no dependents or dogs.

TENURE & CHARGES

Leasehold. The pitch fee is payable to the site office of £1,000 per quarter which equates to £4,000 annually.

COUNCIL TAX

Band A.

SERVICES

Electricity, water and drainage payable to the site office. Oil for the central heating can be ordered via an external company of your choice.

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