ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£185,000

43 Willowside Park, Wheal Rose, Scorrier, TR16 5FF



- TWO DOUBLE BEDROOMS
- MASTER ENSUITE
- ELECTRIC CENTRAL HEATING
- FULL RESIDENTIAL OCCUPATION
- PARKING FOR TWO CARS
- TWO PETS PERMITTED
- OVER 45'S ONLY
- COUNCIL TAX BAND A

Two bedroom (master ensuite) Omar Westfield park home measuring 42ft by 20ft set on a newly established residential park. Willowside Park is a quiet rural park home development in Wheal Rose in Cornwall, just off the A30, with a bus-stop nearby and only about 7 miles drive from Truro. Whilst close to Redruth for local shops and facilities, the park is within walking distance to a local bakery and farm shop and also a short drive to Porthtowan beach and Portreath Harbour on the coast. The park home comes fully furnished and the accommodation comprises of: Open Plan Living Area, Hallway, Bathroom/WC, Master Double Bedroom with walk-in wardrobe and En Suite Shower/WC and a Second Double Bedroom with walk-in wardrobe. The home is heated by Electric Central Heating and the kitchen includes Hob, Electric Oven, Dishwasher, Washing Machine and Fridge/Freezer. There is parking for two cars and a garden landscaped for ease of maintenance. Council Tax Band A. EPC: NA.







01209 219911 *www.fergusonyoung.co.uk* *sales@fergusonyoung.co.uk*

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There is a double glazed door opening to:-

OPEN PLAN LIVING AREA
18'11" x 21'4" MAX (5.77m x 6.50m)
A light and airy living area complete with lounge suite, units, dining table and chairs, vaulted ceiling, patio doors opening onto a patio area, kitchen area comprising of a range of eye level and base units with work surface over, sink with side drainer, built in electric hob, electric oven, dishwasher, washing machine and fridge/freezer. Double glazed windows to all sides and two radiators. Door to:-

HALLWAY

There are doors to both bedrooms and the bathroom/wc and two built in storage cupboards.

MASTER BEDROOM
11'9" x 9'2" (3.58m x 2.79m)
A good size master bedroom complete with furniture. There are double glazed windows to one side, and doors to the ensuite shower/wc and the walk-in wardrobe. Radiator.

ENSUITE SHOWER/WC
7'7" x 6'2" (2.31m x 1.88m)
There is a double width shower tray with enclosure, close coupled WC and a pedestal mounted wash hand basin, double glazed window to the side and a radiator.

WALK IN WARDROBE
5'6" x 4'7" (1.68m x 1.40m)
Shelving and hanging space. Radiator.

BEDROOM TWO
12'2" x 9'2" (3.71m x 2.79m)
A good size second double bedroom complete with furniture, double glazed window to the side and a radiator. Door to:-

WALK IN WARDROBE
4'7" x 3'11" (1.40m x 1.19m)
Shelving and hanging space. Radiator.

BATHROOM/WC
7'3" x 6'2" (2.21m x 1.88m)
Modern Suite consisting of a panel bath with electric shower over and mixer tap, close coupled WC, pedestal mounted wash hand basin, radiator and a double glazed window to the side.

OUTSIDE

GARDENS

There are surrounding gardens which have been landscaped for ease of maintenance.

OFF ROAD PARKING

There is an off road parking space for up to two cars.

PITCH FEES AND CHARGES

Pitch Fee £210.32 pcm which includes the water and sewerage charge payable to the park.

AGENTS NOTE

This park is restricted to over 45's only and 2 Pets are permitted. Copies of all relevant paperwork i.e. park rules; licenses etc are available on request from our offices at 3 Market Way, Redruth, or by email. Council Tax Band A Broadband speed of 23Mbps Standard (source Ofcom) Mobile coverage from EE and O2 (source Ofcom)

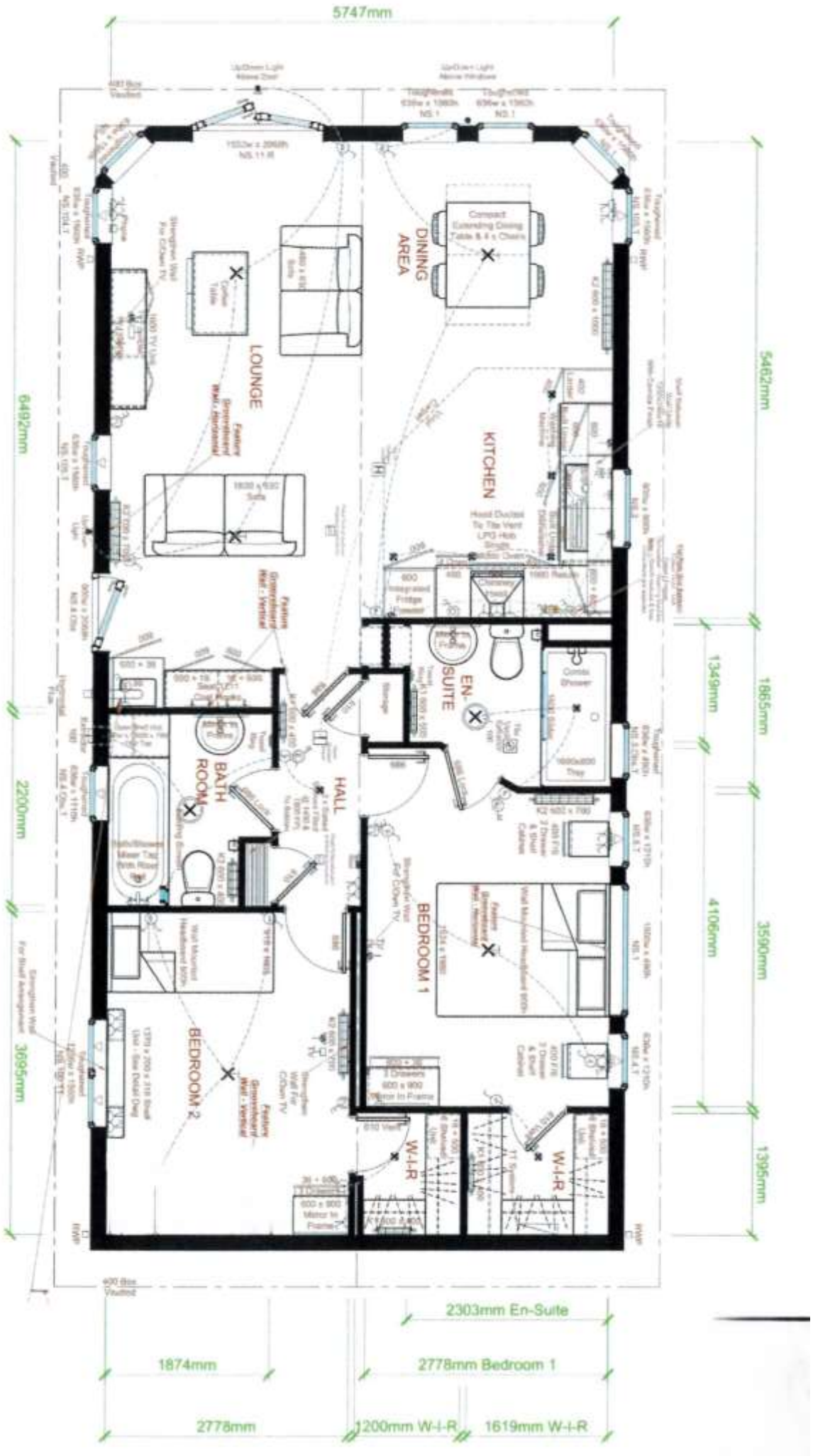








General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.


5747mm
6492mm
5462mm
1349mm
1865mm
2200mm
4106mm
3590mm
3695mm
1395mm
DINING AREA
LOUNGE
KITCHEN
EN-SUITE
BATH ROOM
HALL
BEDROOM 1
BEDROOM 2
W-I-R
W-I-R
2303mm En-Suite
1874mm
2778mm Bedroom 1
2778mm
1200mm W-I-R
1619mm W-I-R