

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£170,000

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



- EX-SHOW HOME
- TWO BEDROOMS
- MASTER EN-SUITE
- FULL RESIDENTIAL OCCUPATION
- OVER 45'S ONLY
- FULLY FURNISHED
- INCLUDES APPLIANCES
- TWO PETS PERMITTED

A Two bedroom (master ensuite) Omar Newmarket park home (ex Show Home) measuring 42ft by 20ft set on a new 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 come fully furnished and the accommodation comprises of: Semi-Open Plan Living Area, Hallway, Bathroom/WC, Master Double Bedroom with walk through wardrobes and En Suite Shower/WC and a Second Double Bedroom with built in wardrobe. The home is heated by LPG central heating and the kitchen includes Hob, Electric Oven, Dishwasher, Washing Machine and Fridge/Freezer. There is parking for up to two vehicles and a garden landscaped for ease of maintenance.



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There are steps leading up to a double glazed door opening to:-

SEMI-OPEN PLAN LIVING AREA

25'5" x 18'11" (7.75m x 5.77m)

A light and airy living area complete with lounge suite, units, dining table and chairs, vaulted ceiling, patio doors opening onto a patio area, built in storage cupboards kitchen area comprising of a range of eye level and base units with work surface over, sink with side drainer, built in hob, electric oven, dishwasher, washing machine and fridge/freezer. Double glazed windows to all sides and two radiators. Door to the side and Door to:-

HALLWAY

There are doors to both bedrooms and the bathroom/wc.

MASTER BEDROOM

9'2" x 8'9" (2.79m x 2.67m)

A good size master bedroom complete with furniture. There are double glazed windows to one side, and opens to the dressing area which leads to the ensuite shower/wc. Radiator.

DRESSING AREA

6'7" x 3'6" (2.01m x 1.07m)

There are 2 built in wardrobes and a door to:-

EN-SUITE SHOWER/WC

6'7" x 5'5" (2.01m x 1.65m)

There is a quadrant shower tray with enclosure, close coupled WC and a pedestal mounted wash hand basin, double glazed window to the side and a chrome heated towel rail.

BEDROOM TWO

9'8" x 9'1" (2.95m x 2.77m)

A good size second double bedroom complete with furniture, double glazed window to the side, built in wardrobe and a radiator.

BATHROOM/WC

6'7" x 5'11" (2.01m x 1.80m)

Modern Suite consisting of a panel bath, close coupled WC, pedestal mounted wash hand basin, chrome heated towel rail 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

The pitch fee is £181.39pcm The water is £9.69pcm The sewerage is £9.31pcm Council Tax: Band A

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)

RESERVATION

A reservation fee of £5000 is required to secure the property which is non-refundable

DIRECTIONS

From the A30 Scorrier exit - follow the signing for Wheal Rose/Mount Hawke/Porthtowan and take the turning signed Wheal Rose/Mount Hawke/Porthtowan. Follow the road through the hamlet of Wheal Rose and as you go up the hill turn left into Lansdowne Park (clearly signed) and immediately left into Willowside Park. Follow the road down to the park.

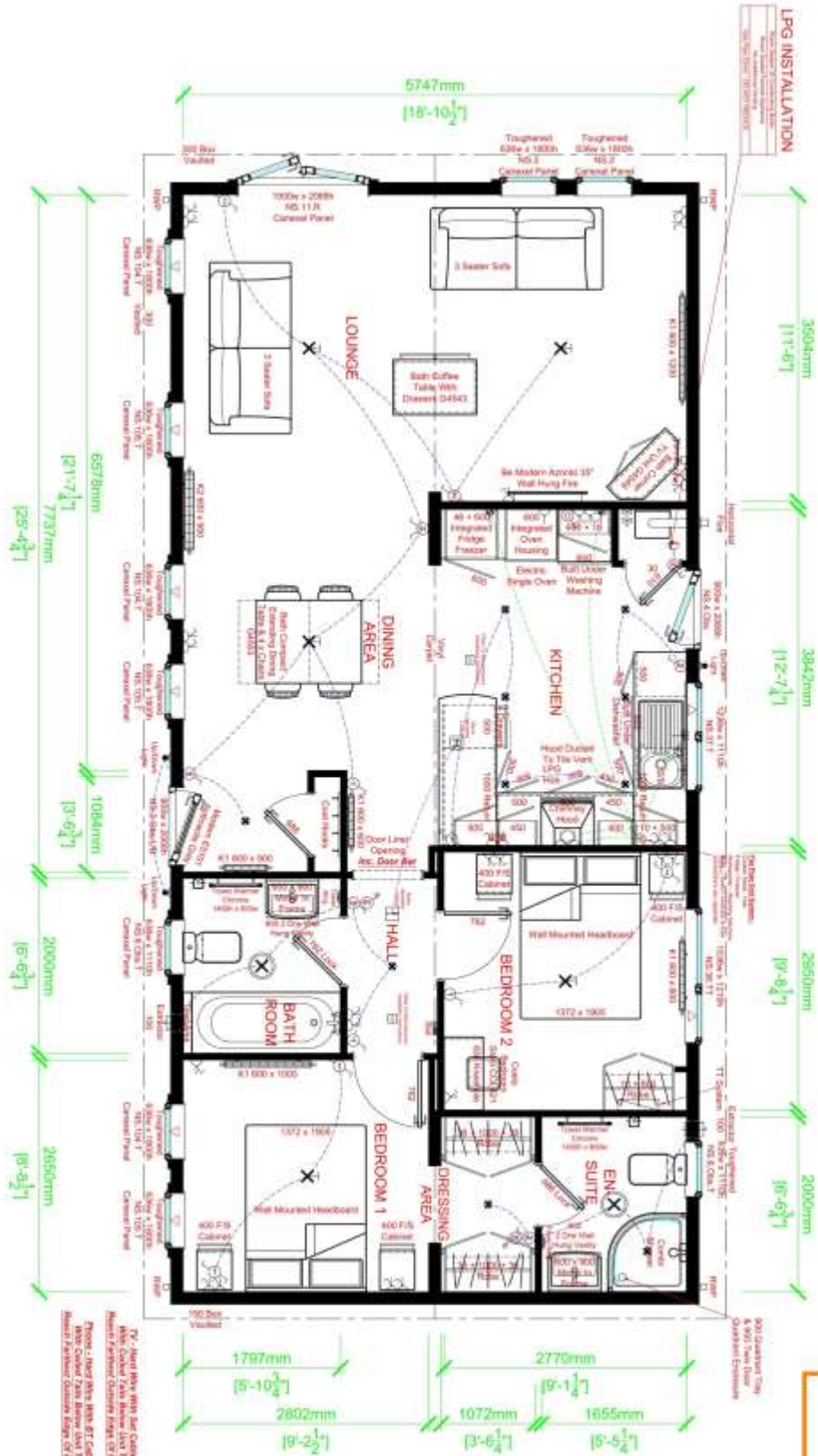


General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

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1.3° Vaulted Ceiling To Lounge, Kitchen & Dining Area

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APPROVED BY CUSTOMER	Date: 15/03/22

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7496 C/2021 APPROVED BY CUSTOMER
 Please note that the following drawings are not intended to represent the 'final' design. All dimensions are given in millimeters unless otherwise stated. All dimensions are given in millimeters unless otherwise stated. All dimensions are given in millimeters unless otherwise stated.

12.802m x 6.012m (42'-0" x 20")
 Newmarket 2DB
 Lansdowne Park

No:	Revision:	Date:
Date:	11.10.22	A-36719
Scale:	1:50	
Drawn By:	LJF	
Drawing No:	54 22 1081	

This drawing is subject to a separate plan for the site.

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