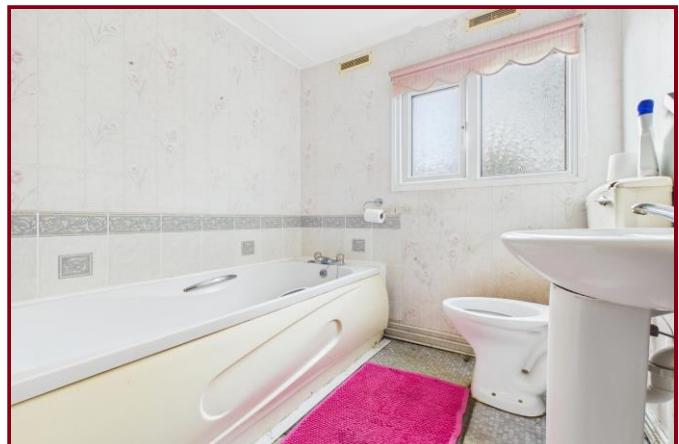




MAP estate agents
Putting your home on the map

**Lansdown Park, Wheal Rose,
Scorrier, Redruth**

**£60,000
Leasehold**





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Property Introduction

Offered for sale chain free and age restricted to over 50 year olds, this detached park home is located within a popular residential park home site.

The property benefits from two bedrooms, a generous lounge, a fitted kitchen/diner and a bathroom. There is double glazing and oil fired central heating.

Occupying a corner plot, one will find a well proportioned mainly lawned garden to the side which offers a good level of privacy. There is a loading only parking space to the side of the park home and a rented garage at the entrance to the site which is included within service charges. In addition, there is a communal car park.

The park home does require some updating and redecoration and viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Situated in the popular hamlet of Wheal Rose which is the road from Scorrier towards the north coastal village of Porthtowan, access to the A30 is within half a mile and the nearest major town, Redruth, is within three miles.

Redruth offers a comprehensive range of shopping facilities including national retail outlets, there is a mainline railway station with direct links to London Paddington and the north of England and Truro, the administrative and cultural centre of Cornwall is within eight miles. Falmouth on the south coast which is Cornwall's university town, will be found within thirteen miles.

ACCOMMODATION COMPRIMES

Double glazed French doors leading to:-

ENTRANCE PORCH 8' 7" x 4' 7" (2.61m x 1.40m)

Enjoying a triple aspect with uPVC double glazed windows and a uPVC double glazed door opening to:-

KITCHEN/DINER 13' 7" x 9' 8" (4.14m x 2.94m)

uPVC double glazed window to the side. Fitted with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset one and a half bowl stainless steel sink unit with mixer tap. LPG gas hob with space beneath for

cooker and with a stainless steel cooker hood over. Space for automatic washing machine and 'Trianco' floor mounted oil fired boiler. Airing cupboard containing fortic tank. Door to:-

HALLWAY

L-shaped with uPVC double glazed door opening onto the garden. Three louvre door storage cupboard and doors open off to the:-



LOUNGE 16' 0" x 9' 8" (4.87m x 2.94m)

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Two radiators.

BEDROOM ONE 9' 8" x 9' 6" (2.94m x 2.89m)

uPVC double glazed window to rear. Radiator.

BEDROOM TWO 9' 8" x 8' 2" (2.94m x 2.49m) plus door recess

uPVC double glazed window to rear. Radiator.

BATHROOM

uPVC double glazed window to front. Fitted with a pedestal wash hand basin, low level WC and panelled bath. Radiator.



OUTSIDE FRONT

To the front of the property there is a lawned area with camellias and a brick paviour pathway which leads to the side.

SIDE AND REAR GARDENS

Enclosed lawned gardens with an extensive brick paviour patio and enjoying a mature backdrop. The garden offers a high level of privacy and towards the rear is an 8' x 6' greenhouse. To the rear there is further storage and the oil storage tank.

AGENT'S NOTES

Please be advised the Council Tax band for the property is band 'A'. The property is age restricted to over 50 year olds and currently the annual service charge is £2712.00 per annum (£225.01 per calendar month) which includes pitch rental, mains water supply and the rent of a garage situated at the entrance to the development.



SERVICES

The property benefits from mains water which is supplied via the site at no additional cost, mains electric and private communal drainage.

DIRECTIONS

From Redruth Railway Station proceed up the hill bearing slight left at a give way sign, continue along the road into Mount Ambrose and then with a major roundabout by the Factory Shop, take the second exit towards Scorrier. At the next mini-roundabout take the first exit under the railway bridge and then take the next left towards Wheal Rose. Proceed along this road for approximately a quarter of a mile and Lansdown Park will be found on the left hand side. On entering the development the property will be found at the very bottom on the right hand side. If using What3words:-solution.friction.asked





MAP's top reasons to view this home



Approximate total area⁽¹⁾
601.6 ft²
55.89 m²

(1) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

- Park home with vacant possession
- Two bedrooms
- Lounge/dining room
- Fitted kitchen
- Bathroom
- Double glazing
- Oil fired central heating
- Generous corner plot location
- Garage
- Requires updating

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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