

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£220,000

Rosevear Park, Gothers Road, PL26 8GY



- BRAND NEW 45FT X 20FT PARK HOME
- TWO DOUBLE BEDROOMS & STUDY
- FULLY FURNISHED
- MAIN BEDROOM EN-SUITE
- OVER 50'S ONLY
- PARKING FOR UP TO 2 CARS
- TWO PETS PERMITTED
- FULL RESIDENTIAL OCCUPATION

Two bedroom (master en-suite) Omar Newmarket park home measuring 45ft by 20ft located on a fully residential park. Rosevear Park is a quiet rural park home development near St Dennis in Cornwall. The accommodation comprises of: Kitchen Area, Lounge Area, Dining Area, Hallway, Bathroom/WC, Master Double Bedroom with dressing area and En-Suite Shower/WC, a Second Double Bedroom with wardrobe and a Study. The home is heated by LPG central heating and the kitchen includes Gas Hob, Electric Oven, Dishwasher, Washing Machine and Fridge/Freezer. There is off parking and a garden landscaped for ease of maintenance. The home has the benefit of a 10 year manufacturer's warranty. EPC: NA Council Tax Band A. Available for immediate occupation.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

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Approached via steps leading up to a double glazed door opening to:-

SEMI-OPEN PLAN LIVING AREA

25'2" x 18'10" (7.67m x 5.74m)

A light and airy living area complete with lounge suite, units, dining table and chairs, vaulted ceiling, patio doors opening onto a raised patio area with obscure glass screening affording far reaching views to the coast and over countryside, 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 gas hob, electric oven, dishwasher, washing machine and fridge/freezer. Double glazed windows to all sides and three radiators. Door to the side with steps down, and opens to:-

HALLWAY

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

MASTER BEDROOM

9'3" x 8'9" (2.82m 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 has a door to the ensuite shower/wc. Radiator.

DRESSING AREA

7'7" INC DEPTH OF WARDROBES x 3'6" (2.31m x 1.07m)

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

EN-SUITE SHOWER/WC

7'7" x 5'6" (2.31m x 1.68m)

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

10'8" x 9'2" (3.25m x 2.79m)

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

STUDY

5'11" x 4'7" (1.80m x 1.40m)

There is a built in desk, chair, radiator and a double glazed window to the side.

BATHROOM/WC

6'6" x 5'11" (1.98m 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.

OUSIDE

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 Council Tax: Band A

AGENTS NOTE

This park is restricted to over 50's only and only 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. There is good mobile signal from most major networks (Source Ofcom). Broadband Speeds up to 1Mbps Standard and 73Mbps Superfast (Source Ofcom).

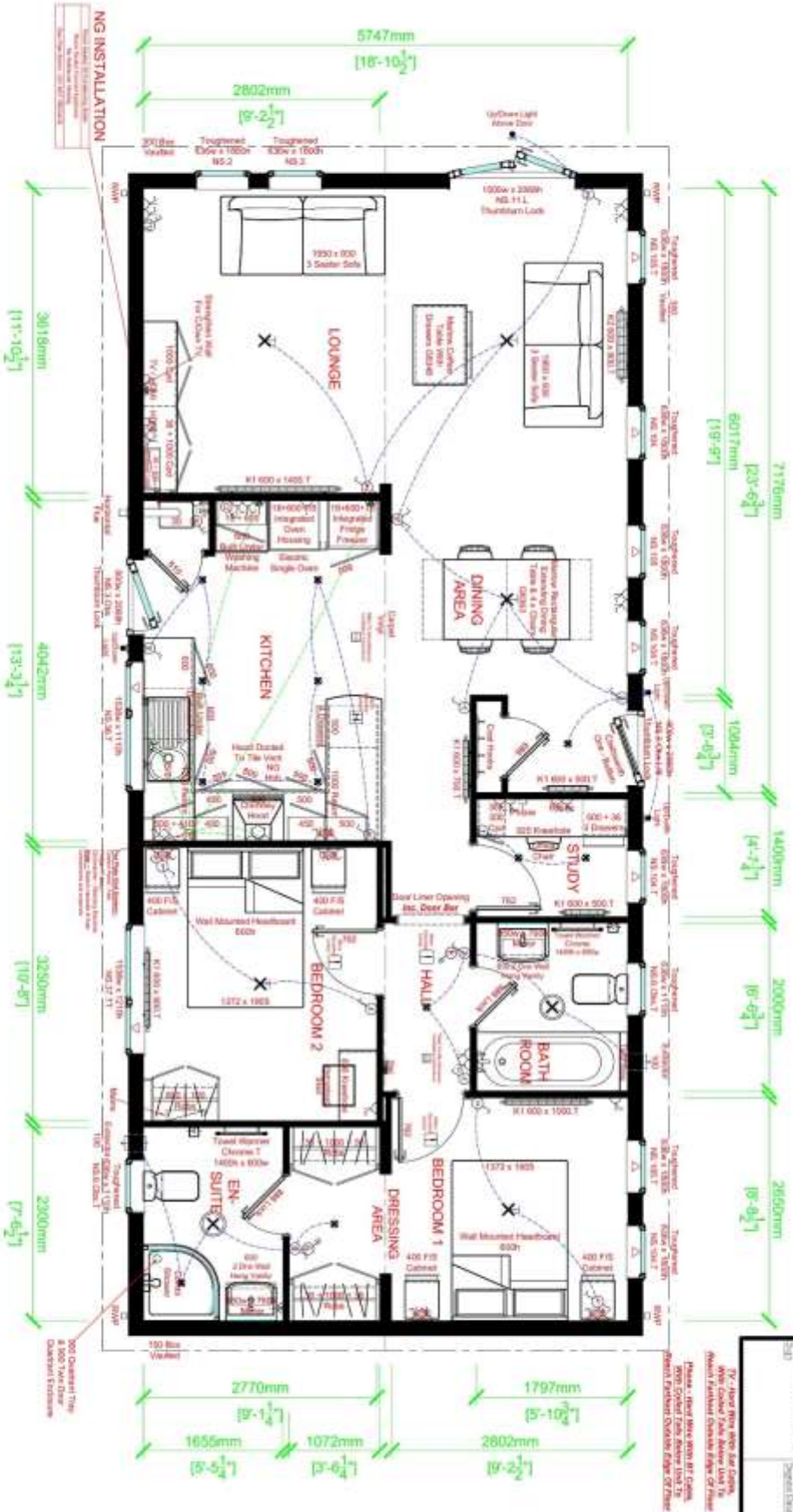
RESERVATION FEE

A reservation fee of £5000 is required to secure the property which is non-refundable but may be transferable to an alternative plot on the site.



1.3° Vaulted Ceiling To Lounge, Kitchen, Dining Area & Study

B



C

Deviation Notice Issued
With This Drawing

OMAR
PARK & LEISURE HOMES

London Road, Boreham, Suffolk, IP27 0NE
Phone: 01394 810673 • Fax: 01394 814328

THIS OFFICE APPROXIMATE DIMENSIONS
are provided for information only and are not
to be considered as a guarantee of accuracy.
Dimensions of any build shall be in accordance
with the Building Regulations 2000 or later.
Overall and finish including floor finishes = 2,000
Approximate floor levels = 2,000

Chassis Size 13.716m x 6.012m (45' x 20')
Newmarket 2DB Study
Willowbrook
Overall Wall Dimensions - 13.805m x 6.102m (45'-4" x 20'-1")

No:	Revision:	Date:
Date:	14-05-25	A-4071.B
Scale:	1:50	
Drawn By:	CAT	
Drawing No:	54 25 0468	

This drawing is not valid if separated from sheet 24/109/12

Check and signed by Customer	Signature:
Approved by Customer	Signature:

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