



33 Eastern Green Park Three,
Eastern Green, Penzance,
Cornwall, TR18 3AZ



Marshall's
ESTATE AGENTS









33 EASTERN GREEN PARK THREE, EASTERN GREEN, PENZANCE, CORNWALL, TR18 3AZ

£55,000 FREEHOLD

*** DETACHED PARK HOME * ONE BEDROOM * LOUNGE * STUDY ***

*** GARDENS TO FOUR SIDES * OFF STREET PARKING * NO ONWARD CHAIN ***

*** POPULAR RESIDENTIAL LOCATION * EPC = EXEMPT * COUNCIL TAX BAND = A ***

A detached one bedroom park home, situated in a popular residential park on the outskirts of Penzance, yet within easy walking distance of local supermarkets and the beaches surrounding Mount's Bay. The property comprises of one bedroom, study, shower room, kitchen and lounge, is enclosed to four sides by gardens and is offered for sale with no onward chain.

External steps lead to double glazed door into:

LOUNGE: 10' 0" x 9' 6" (3.05m x 2.90m) Double glazed to two sides, radiator, door to:

KITCHEN: 9' 0" x 9' 6" (2.74m x 2.90m) Double glazed to two sides, radiator, combination boiler, base and wall units, gas cooker point, plumbing for washing machine. This opens into:

HALLWAY: Doors to:

BATHROOM: Double glazed window to side, pedestal wash hand basin, WC, bath with mains shower over, extractor fan, radiator.

BEDROOM ONE: 9' 6" x 8' 0" (2.90m x 2.44m) Radiator, double glazed window to side, built in bedroom furniture.

STUDY: 7' 4" x 6' 1" (2.24m x 1.85m) Double glazed window to side, door to:

PORCH: With stable door to:

OUTSIDE: Large plot with parking for several vehicles enclosed by wooden fencing.

SERVICES: Water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///wiggling.pile.remix](https://www.what3words.com/#!/wiggling.pile.remix)

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good.

TENURE: The property is located on the Eastern Green Park, where there is a monthly ground rent of £199.86. This is reviewed annually in April and adjusted in line with RPI. The park is for residents age 45 and over, grandchildren are allowed to visit and may stay overnight with the permission of the site owner. Up to two pets are allowed with written permission from the site owner.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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