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Sales & Lettings



## 124 Cosawes Park Homes

Perranarworthal, Truro, TR3 7QT

**Guide Price £235,000**



Offered to the over 55's, this lovely detached park home is situated in a popular residential area. The accommodation benefits from two bedrooms, one with an en-suite and the other with a dressing area. There is a triple aspect lounge and a lovely kitchen/diner plus a family bathroom. The property is double glazed and this is complemented by oil fired heating. Externally there are low maintenance gardens, a parking space and a garage.



This is an excellent opportunity to acquire a substantial detached park home with a floor area in the region of 80sqm. It is generally well presented and has an oil heating system complemented by double glazing. Externally there are well tended mediterranean style easy to keep gardens with a raised decking area taking full advantage of the woodland setting. There is on site parking and also the benefit of a garage approximately one hundred yards away from the property. This is a very popular locality giving easy access to Perranarworthal and the main Truro and Falmouth road together with the very popular Norway Inn. There is also access to Ponsanooth which has shopping facilities and plenty of country walks nearby.

#### ENTRANCE HALLWAY

Leading to:

#### LOUNGE

14'2" x 14'6" (4.33m x 4.44m)

A substantial triple aspect room with a focal point fire surround and an electric fire. Radiator and part glazed double doors to:

#### KITCHEN/DINER

12'4" x 9'7" + 10'0" x 9'6" (3.76m x 2.93m + 3.06m x 2.90m)

A lovely room with the dining area taking full advantage of the sylvan vista. Modern one and a half bowl china sink unit, plenty of working surfaces with cupboards and drawers beneath, space for white goods and tiled splash backs. Complementary eye level cupboards and a peninsular unit ideal for use as a small breakfast bar with base and eye level units. Radiator. This room has been thoughtfully laid out combining plenty of storage facilities together with a good dining space. Door to:

#### INNER HALL

Cupboard housing a modern Camray 5 modern oil fired combi boiler. Wall mounted thermostat.

#### BEDROOM 1

14'9" x 9'2" (4.51m x 2.80m)

Dressing table and a window seat. Radiator.

#### EN-SUITE

5'0" x 4'2" (1.54m x 1.28m)

A double shower cubicle with Respatex wall covering for ease of maintenance. Two double wardrobes and an extractor fan.

#### BEDROOM 2

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

With a three door wardrobe and a radiator.

#### DRESSING AREA

5'7" x 4'7" (1.71m x 1.40m)

With a three door wardrobe and a dressing table.

#### BATHROOM

6'5" x 6'5" (1.98m x 1.97m)

Twin grip panelled bath with an enclosed wash hand basin and a low level wc. Radiator and a deep linen cupboard. Wall mounted mirror.

#### OUTSIDE

A no-through road leads to the property sitting on the side of the valley and having a good open aspect. The gardens are low maintenance with gravel and a walkway with paving slabs. To the side steps and a rail lead to an on-site parking space. To the rear there is a well enclosed area of garden with a raised decked balcony taking advantage of the view.

#### DIRECTIONS

From Redruth take the main road towards Falmouth into the village of Ponsanooth. Proceed up the hill and turn left just after the old school and at the bottom you will see Cosawes Park Homes on the right. Keep to the right and the property will be identified on the left hand side by a For Sale board.

#### AGENTS NOTE

TENURE: Leasehold.

COUNCIL TAX BAND - A

Pitch Fee - £802 per quarter. Water/Sewage - £94 per quarter. Electricity - Approximately £105 per quarter (not fixed). Council Tax £410 per quarter. Garage - £202.45 per quarter.

For 55 years and over. No dogs and a maximum of 2 cats.

#### SERVICES

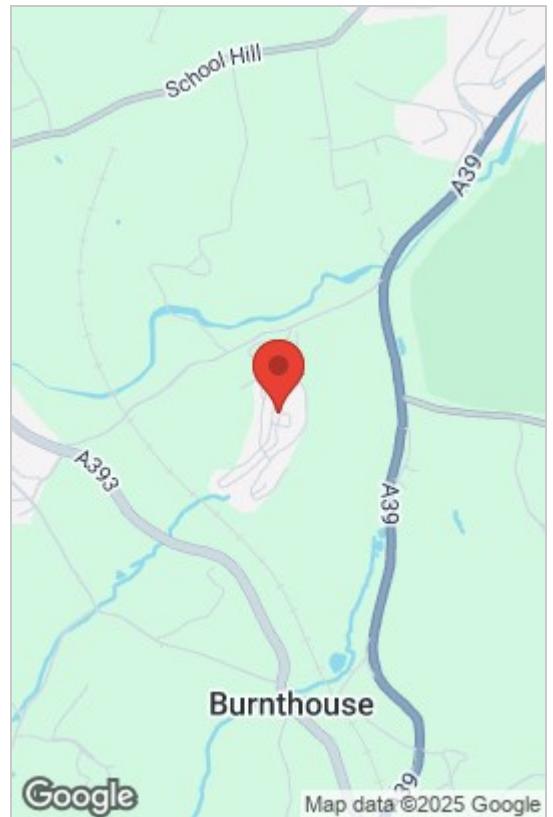
Mains drainage, mains water, mains electricity and oil heating.

Broadband highest available download speeds - Standard 5 Mbps, Superfast 51 Mbps (sourced from Ofcom).

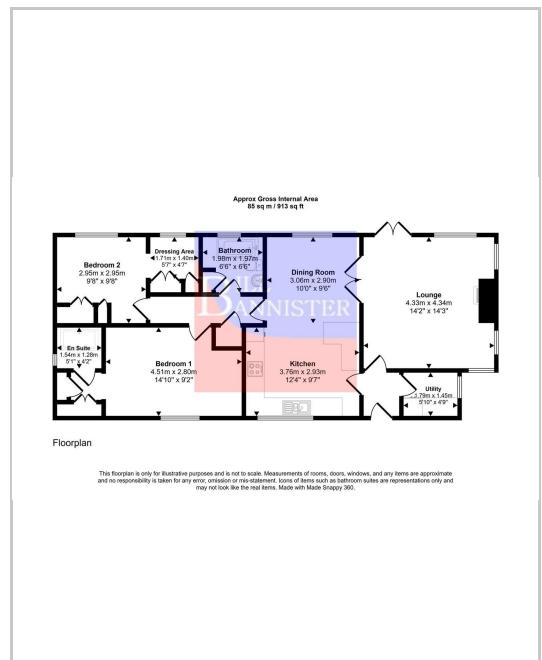
Mobile signal -

EE - Variable outdoor, Three - Good outdoor, O2 - Good outdoor & indoor, Vodafone - Good outdoor & indoor (sourced from Ofcom)

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

