



POLKERRIS PARK MOUNTLEA, PAR PL24 2JP

A Perfect Park Home Retreat

Set within the sought-after Mountlea Country Park, this beautifully updated park home offers exceptional style, comfort, and space. Recently refurbished and immaculately presented throughout, it features generous living areas, excellent storage, and two well-proportioned bedrooms — the principal boasting an en suite. Outside, you'll find an easily maintained garden, parking and a garage*, completing this superb package.

This move-in-ready home has been competitively priced to attract immediate interest — so don't delay!

Arrange your viewing today and experience the quality, comfort and peaceful lifestyle this charming home has to offer.

Key Features

Beautifully Presented & Updated Park Home

Highly Regarded Location

2 Bedrooms Principal with En Suite

Excellent Storage

Gas Central Heating

Garden – Parking & Garage*

Park Home Living

Are you looking to escape the pressures and responsibilities of running a large house now that the kids have flown the nest? A park home could offer a perfect solution. Economical to run, not too much housework and a garden usually of a size to be a pleasure rather than a chore. Living on a park home site can offer you a tranquil, relaxed way of life, a chance to hear the blackbird singing on the fence, rather than the crash of a football in your garden!

About The Location

Mountlea Country Park is a highly regarded and exclusive community for the over 55s, offering a pet-friendly environment and beautifully maintained surroundings. The nearby coastal village of Par provides an excellent selection of local amenities, including a library, chemist, doctor's surgery, post office, general stores, public houses, and a mainline railway station. Just a short distance away, you'll find a spacious, dog-friendly sandy beach, perfect for walks or relaxation. The charming town of Fowey, renowned for its restaurants and scenic coastal walks, is only around 4 miles away. Also within easy reach are the picturesque port of Charlestown and the world-famous Eden Project, making this location ideal for enjoying both the beauty and culture of Cornwall.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

uPVC double glazed entrance door with canopy over. Generous glass front double cupboards. Airing cupboard with heating. Central heating radiator. White panel doors to all rooms.

Lounge/Diner

20' 0" x 17' 5" (6.1m x 5.3m)

A generous L-shaped lounge/diner with 3 uPVC double glazed windows providing generous natural light. Fireplace with electric fire. Central heating radiators. Ceiling and wall-lights. White panel door to:

Kitchen/Breakfast Room

13' 1" x 8' 10" (4.0m x 2.7m)

A well-appointed room with wall, base and drawer units in white with wood effect worktops over incorporating a one and a half bowl ceramic sink. Breakfast bar with USB port. Built-in electric fan oven with gas hob and extractor over. Space and plumbing for a washing. Space for fridge/freezer. Cupboard housing Vaillant Combi Boiler (annually serviced). Part-tiled walls. Vinyl flooring. Central heating radiator. White panel door to hallway. uPVC double glazed window and door to the rear.

Principal Bedroom

11' 6" x 9' 10" (3.5m x 3.0m)

uPVC double glazed window to the side. Built-in wardrobes and cupboards and dressing table with drawers and lighting. Central heating radiator. White panel door to:

En Suite

uPVC double glazed window. Built in unit with storage incorporating low level WC and wash hand basin. Shower cubicle. Central heating radiator. Vinyl flooring.

Bedroom 2

11' 6" x 9' 10" (3.5m x 3.0m)

uPVC double glazed window to the front. Built-in wardrobes, cupboards and drawers with vanity unit. Central heating radiator.

Bathroom

uPVC double glazed window to the front. Bathroom suite in soft cream with bath, low level WC and pedestal wash-hand basin. Central heating radiator. Vinyl flooring.

Exterior

To the front there are pretty flower and shrub borders. To the side is a shingle area used for parking with a gate giving access to the rear and side gardens. The garden can also be accessed from the kitchen, with the benefit of both a concrete ramp and steps.

Garage* and Parking

Parking for 2 cars. Single garage with up and over door, power and pedestrian door to rear.

Additional Information

Council Tax Band 'A'

Services – Mains Electric. Drainage. Gas CH

What 3 words - ///kickbacks.jelly.cubs

Property Age - 1999

Make - Homesseeker

Model - Grampian 40' x 20'

Chassis – Serviced 2023

Mountlea Country Park

Age Restriction – 55+

Pets – Permitted (max 2 of each)

Residence – Must be main residence

Site Fee – £200 pcm to include garage*

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to view this property, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Lounge



Lounge Diner



Dining Area



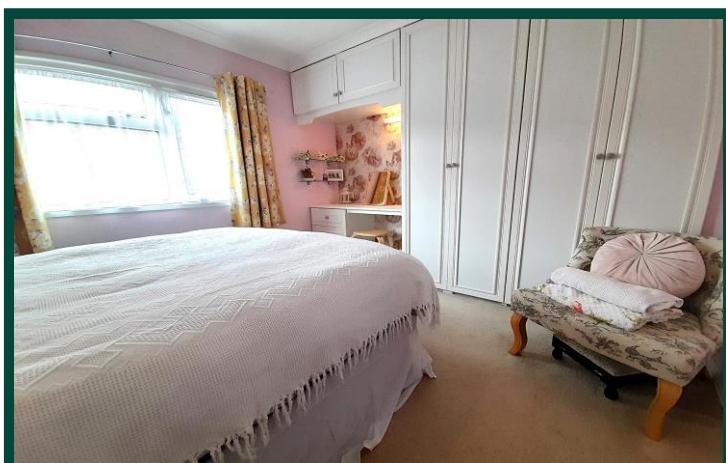
Kitchen



Principal Bedroom



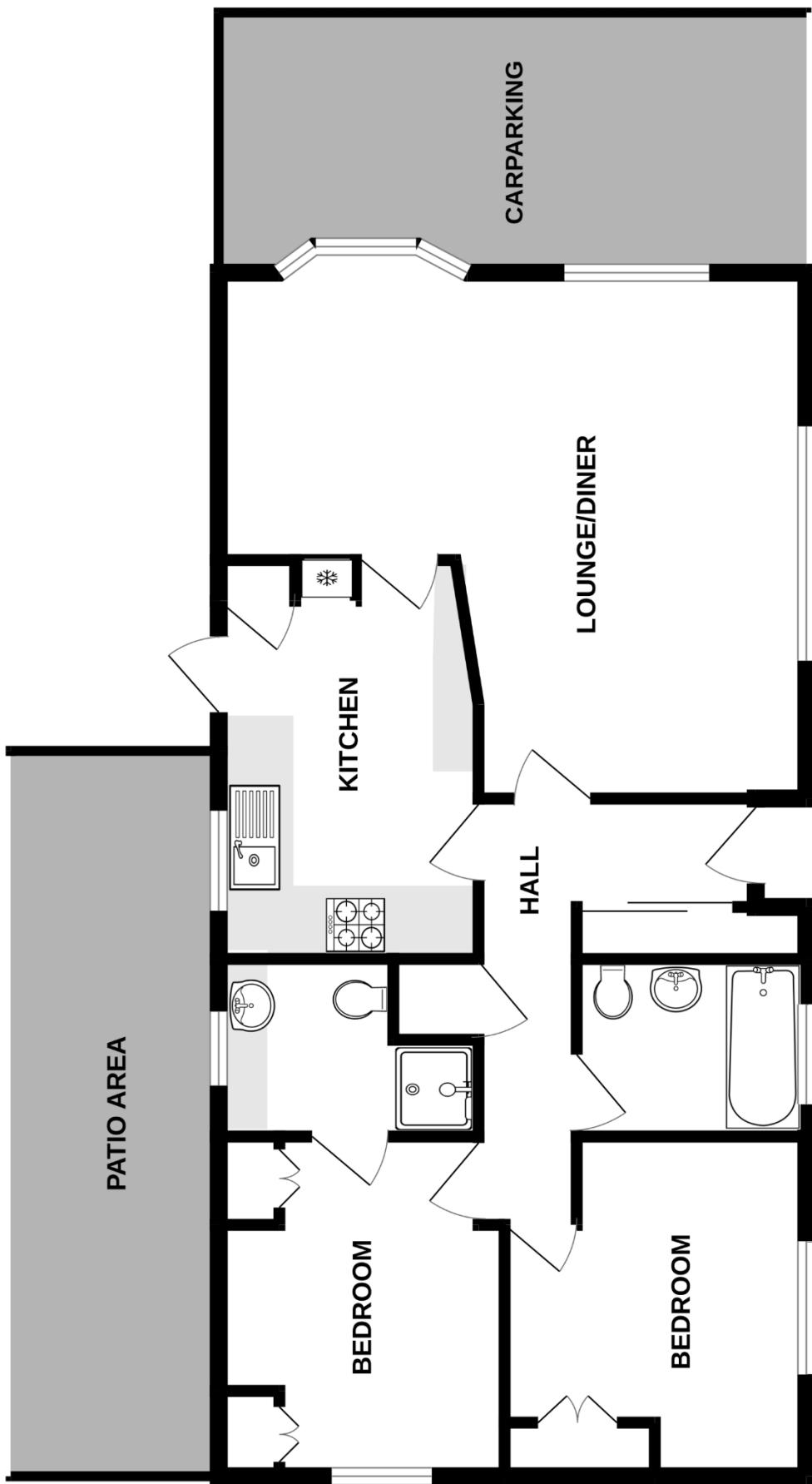
Principal En Suite



Bedroom 2



Rear Garden



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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