

12 Otterham Park

Otterham | Camelford

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Guide Price £139,950







A spacious 2 bedroom detached Park Home providing a retirement opportunity for potential buyers over the age of 50. The property is set in a generous plot which includes a spacious garden at the rear with a further garden at the front and driveway parking at the side leading to a single garage.

The property features spacious accommodation and is accessed via a hallway at the front with a useful cloaks cupboard. Double doors lead into a generous living room with a bay window at the rear which overlooks the garden. Doors then lead into a dining room which is dual aspect with a door at the side. There is access into an open-plan kitchen and breakfast room which has a range of wall and base units and space for a table and chairs.

To the other side of the property, there are 2 spacious double bedrooms which have a range of fitted wardrobes and cupboards. In addition there is a well appointed shower room alongside an airing cupboard housing the central heating boiler. There is access from the inner hallway to a rear porch where there is a door providing external access plus a useful cloakroom and WC.

The front garden is laid to gravel and rockery interspersed with some plants and shrubbery. There is driveway parking at the side with provision for 2 or 3 vehicles leading to the garage. The rear garden has an extensive patio, storage sheds and a lawned garden with a range of plants and shrubbery.







Situation

Otterham Station itself is a small hamlet on the A39 between Bude and Camelford., nearby there is the Atlantic Highway access road to Bude and the North Cornish coast which is just 5 miles away where you can find Trebarwith Strand beach with its breath-taking coastal walks and welcoming cliff top pub and restaurant. Nearby there is The Wilsey Down Publuc House in Hallworthy and Rebel Cinema which is along the A39. Other nearby picturesque beauty spots include Boscastle and Tintagel which are easily accessible and offer a wide range of interesting and unique shops and cafes. The town of Camelford is approximately 5 miles away and offers a whole host of shopping, schooling and recreational facilities. The property is just off the A39 road linking the Cathedral cities of Exeter and Truro.

Directions

The postal code of the property is PL32 9SW. As you drive through Hallworthy, with the Wilsey Down on your right hand side, ignore the right turning for Wabstow and take the next right hand turning. Follow the road along and the entrance to the park is on your right, with the property in question straight in front of you.

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Hallway
6'9" x 6'7" (2.07m x 2.01m)
With Cloaks Cupboard

Kitchen
14'9" x 9'7" max (4.51m x 2.94m max)

Living Room
16'9" x 12'9" max (5.13m x 3.91m max)

Dining Room
9'6" x 9'1" (2.90m x 2.79m)

Inner Hallway With Airing Cupboard

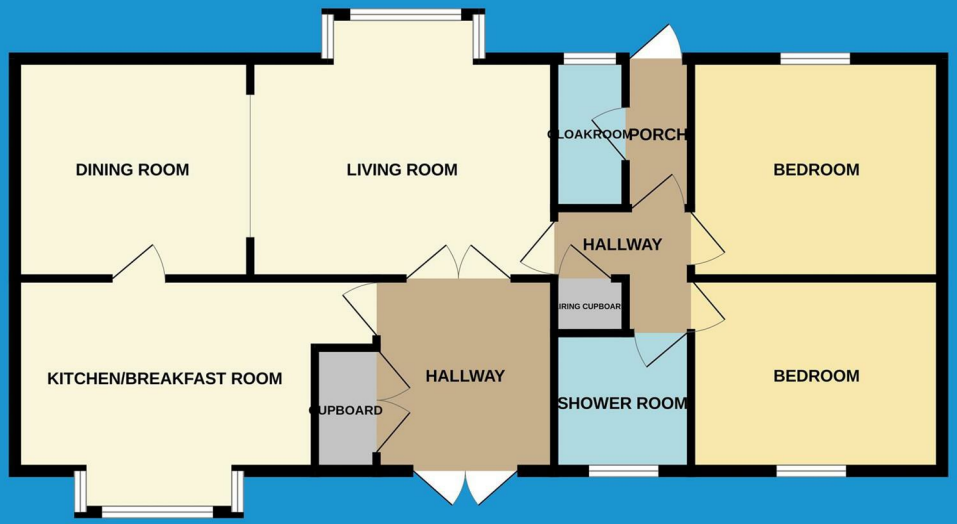
Rear Porch

WC
5'10" x 2'7" (1.80m x 0.79m)

Bedroom
13'5" x 9'6" (4.11m x 2.92m)

Bedroom
12'10" x 9'5" (3.92m x 2.89m)

Shower Room
8'2" x 8'0" max (2.49m x 2.46m max)









Services
Mains Electricity, Water, Gas and Drainage. - All utilities go through Wylecrest and they invoice each park home.
Central Heating Type - Propane Gas.
Council Tax Band A

Agent Note
We have been informed the current ground rent and service charge for the property is £250.71 per calendar month.
The property is situated on a park limiting ownership to those 50 year of age and over.

AML CHECKS:
To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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