

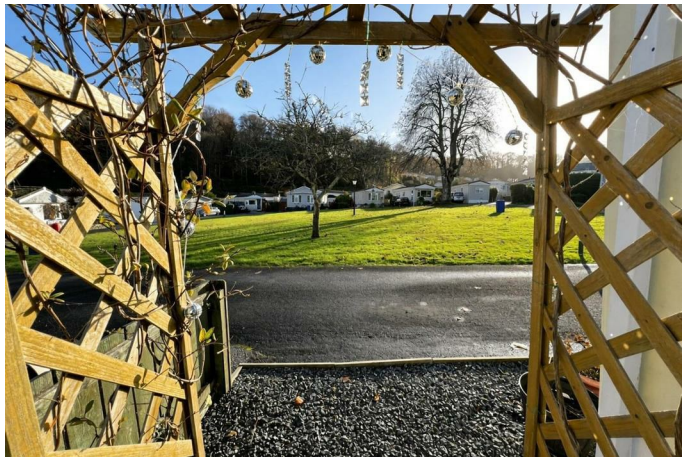
HUNTERS®
HERE TO GET *you* THERE

Cosawes Park Homes, Perranarworthal, Truro | Guide Price £70,000
Call us today on 01736 800919

















Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Hunters Estate Agents are delighted to bring to the market this charming one-bedroom park home, situated within the award-winning Cosawes Park development in Perranarworthal. The site is nestled within a picturesque, wooded valley, enjoying a peaceful and attractive setting, with a gentle stream meandering through the grounds. The location is ideal, being conveniently situated between the cathedral city of Truro and the vibrant harbour town of Falmouth. Offering immaculately presented, easy-to-maintain accommodation, the property comprises a light and spacious triple aspect lounge, a generously proportioned kitchen/ diner, a bedroom, and a contemporary shower room. The property has recently been decorated throughout, and the quality of finish is of a credit to our sellers. Outside, the home benefits from its own parking space, attractive planted areas, a paved patio, and a delightful wooden summerhouse, providing a lovely spot to relax and enjoy the surroundings. We highly recommend booking an appointment to view at your earliest convenience.

Sitting Room
11'11" x 9'9"
Drayton Lifestyle CH programmer
Honeywell Room Thermostat
Power switch for boiler
Power switch for shower
6 double power sockets
Triple central ceiling light
Light switch
Radiator
Lounge carpet

Hallway
5'2" x 3'1"
Double glazed entrance door
Door to bathroom
Kitchen light switch
Switch for hall light
Vinyl flooring
PVC panelled walls

Kitchen/ Diner
13'4" x 9'9"
Range of upper and lower kitchen units with worktops
Built in storage cupboard containing fuse box
50cm Indesit LPG gas cooker
5 double power sockets (1 at ground level)
3 single low level sockets for appliances
Phone line inlet socket
Switch for outside light
Double glazed rear door
Vinyl flooring
PVC panelled walls

Bedroom
6'11" x 9' 6"
Double glazed windows
3 Double power sockets
PVC panelled walls

Bathroom
6'6" x 4'10"
Dual Flush WC
Wash Basin with pedestal
80cm quadrant shower enclosure sliding doors
Triton T80Z 7.5kw electric shower
Towel rail
Wall cabinet with mirrored sliding doors

Exterior
Paved parking for 1 car
Gravelled frontage
Slate paved patio
Central planted area
Grant External CH boiler
8ft x 10 ft Wooden external summer house
1000 ltr bunded oil storage tank
Rear planted area
Paved side path

Useful Information
Utilities
Water charges calculated and charged quarterly by the management
Electricity individually metered and invoiced quarterly by the management
Council Tax Band A
2 x 19kg gas bottles installed at the property for the gas cooker only
Heating oil purchased as and when required by occupant

The park home is freehold, the pitch is rented from Cosawes Park
Annual rent invoiced quarterly is £3296.96 per annum

Cosawes Park is available for persons over the age of 55 with no dependent relatives. Pets are not permitted with the exception of one cat, subject to approval by the site owner.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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