

**£190,000**

*14 Rosevear Drive, Rosevear Park, Gothers Road, PL26 8GY*



- BRAND NEW 45FT X 20FT PARK HOME
- TWO DOUBLE BEDROOMS
- FULLY FURNISHED
- MAIN BEDROOM EN-SUITE
- OVER 50'S ONLY
- PARKING FOR UP TO TWO VEHICLES
- TWO PETS PERMITTED
- FULL RESIDENTIAL OCCUPATION

Two bedroom (master en-suite) Omar Newmarket park home measuring 45ft by 20ft located on a fully residential park. Rosevear Park is a quiet rural park home development near St Dennis in Cornwall. The accommodation comprises of: Kitchen Area, Lounge Area, Dining Area, Hallway, Bathroom/WC, Master Double Bedroom with dressing area and En-Suite Shower/WC, a Second Double Bedroom with wardrobe and a Study. The home is heated by LPG central heating and the kitchen includes Gas Hob, Electric Oven, Dishwasher, Washing Machine and Fridge/Freezer. There is off parking and a garden landscaped for ease of maintenance. The home has the benefit of a 10 year manufacturer's warranty. EPC: NA Council Tax Band A. Available for immediate occupation.



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Approached via steps leading up to a double glazed door opening to:-

## SEMI OPEN PLAN LIVING AREA

25'2" x 18'10" (7.67m x 5.74m)

A light and airy living area complete with lounge suite, units, dining table and chairs, vaulted ceiling, patio doors opening onto a raised patio area with obscure glass screening affording far reaching views to the coast and over countryside, built in storage cupboards kitchen area comprising of a range of eye level and base units with work surface over, sink with side drainer, built in gas hob, electric oven, dishwasher, washing machine and fridge/freezer. Double glazed windows to all sides and three radiators. Door to the side with steps down, and opens to:-

## Hallway

There are doors to both bedrooms, the study and the bathroom/wc.

## MASTER BEDROOM

9'3" x 8'9" (2.82m x 2.67m)

A good size master bedroom complete with furniture. There are double glazed windows to one side, and opens to the dressing area which has a door to the ensuite shower/wc. Radiator.

## DRESSING AREA

7'7" INC DEPTH OF WARDROBES x 3'6" (2.31m x 1.07m)

There are 2 built in wardrobes and a door to:-

## EN-SUITE SHOWER/WC

7'7" x 5'6" (2.31m x 1.68m)

There is a quadrant shower tray with enclosure, close coupled WC and a pedestal mounted wash hand basin, double glazed window to the side and a chrome heated towel rail.

## BEDROOM TWO

10'8" x 9'2" (3.25m x 2.79m)

A good size second double bedroom complete with furniture, double glazed window to the side, built in wardrobe and a radiator.

## STUDY

5'11" x 4'7" (1.80m x 1.40m)

There is a built in desk, chair, radiator and a double glazed window to the side.

## BATHROOM/WC

6'6" x 5'11" (1.98m x 1.80m)

Modern Suite consisting of a panel bath, close coupled WC, pedestal mounted wash hand basin, chrome heated towel rail and a double glazed window to the side.

## OUTSIDE

## GARDENS

There are surrounding gardens which have been landscaped for ease of maintenance.

## OFF ROAD PARKING

There is an off road parking space for up to two cars.

## PITCH FEES AND CHARGES

The pitch fee is £181.39pcm Council Tax: Band A

## AGENTS NOTE

This park is restricted to over 50's only and only 2 Pets are permitted. Copies of all relevant paperwork i.e. park rules; licenses etc. are available on request from our offices at 3 Market Way, Redruth, or by email. There is good mobile signal from most major networks (Source Ofcom). Broadband Speeds up to 1Mbps Standard and 73Mbps Superfast (Source Ofcom).

## RESERVATION FEE

A reservation fee of £5000 is required to secure the property which is non-refundable but may be transferable to an alternative plot on the site.



