



F25, Eastern Green Park Three,
Penzance, Cornwall, TR18 3AZ









F25, EASTERN GREEN PARK THREE, PENZANCE, CORNWALL, TR18 3AZ

£175,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * EN SUITE * BATHROOM * LOUNGE/DINING ROOM ***

*** KITCHEN * DOUBLE GLAZING * GAS CENTRAL HEATING * GARDENS ***

*** PARKING * EPC = EXEMPT * COUNCIL TAX BAND = A ***

A beautifully presented detached park home, situated in a popular residential location and within close proximity of the beaches of Eastern Green, supermarkets and further amenities in the town of Penzance. The accommodation comprises of open plan lounge/dining room, kitchen with integral appliances, two bedrooms, one en suite and a bathroom. The property is gas centrally heated, double glazed throughout, off street parking for several vehicles and has gardens to three sides. Early viewing is highly recommended.

External steps to front of the property through double glazed door into:

MAIN HALLWAY: Radiator, fitted cupboard, doors to:

LOUNGE/DINING AREA: 19' 4" x 15' 7" (5.89m x 4.75m) Double glazed windows to front and rear, double glazed patio doors onto external balcony, radiators, living flame, electric fire to one wall. Door to:

KITCHEN: 11' 7" x 9' 3" (3.53m x 2.82m) Double glazed window and door to rear, cupboard housing combination boiler, base and wall, units with worksurfaces and tiling over, single drainer stainless steel sink unit, integral dishwasher, cooker, hob, extractor fan over, fridge/freezer.

BEDROOM ONE: 13' 9" x 10' 1" (4.19m x 3.07m) Double glazed bow window to front, radiator, fitted wardrobe, dressing area.

EN SUITE SHOWER ROOM: With WC, wash hand basin, fully tiled shower cubicle.

BEDROOM TWO: Double glazed window to rear, radiator, fitted wardrobe.

BATHROOM: Double glazed window to front, bath with shower over, Wc, pedestal wash hand basin, radiator.

OUTSIDE: To the front of the property there is parking for several vehicles. There is a patio garden, all enclosed by wooden fencing. South facing patio off the lounge patio doors with further parking space. Enclosed garden with block built shed.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///fellow.tight.bandstand

CHARGES: The property is located in the Eastern Green Park where there is a monthly ground rent of approximately £200. This is reviewed annually in April and adjusted in line with RPI.

NB: The park is for residents aged 45 and over, grandchildren are allowed to visit and may stay overnight with the permission of the site owner. Up to two pets are allowed with written permission from the site owner.

AGENTS NOTES: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. When the property is sold, 10% of the selling price goes to the site owner.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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