



Harrowbarrow, Callington  
PL17 8BN



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## Guide Price £108,000

**Situation:-** Harrowbarrow is a popular village which has a village hall & primary school and is approximately 2.5 miles from the town of Callington hosting further amenities & facilities. Nearby there are many recreational facilities that can be enjoyed across the Tamar Valley.

- Well presented Park Home
- Persons of 50 years and over
- 2 DOUBLE BEDROOMS
- Attractive Gardens and Parking
- Kitchen/Diner and Large Lounge
- BEING SOLD WITH NO ONWARD CHAIN



The property is approached via steps and a gateway which opens to a pathway giving access to the front entrance. There is also a further access to the left hand side of the property.

You first enter the Kitchen/Dining room which has been recently updated to provide a very social space for family and friends. There is a built in oven, hob and a range of cabinets. The Dining area not only space for a table and chairs but further reception furniture if needed. Double doors then lead through to the good sized Lounge which is nice and light and airy. From here a door gives access to a Porch an ideal space to hang coats and store shoes.

An inner hall is then accessed via the Lounge which then provides access to both the Bedrooms and the Shower room. Bedroom 1 is a double bedroom and is fitted with a range of bedroom furniture and comes complete with a walk in wardrobe section. There is an En suite Cloakroom which is always a welcome addition. Bedroom 2 is also a double bedroom. The Shower room is fitted with a suite including low level WC, wash hand basin and oversized shower cubicle.

The property is warmed via LPG gas heating and has uPVC double glazing.



## OUTSIDE

To the front there is an allocated car parking space for the property and there is nearby visitors parking. Attractive flower beds to either side of steps with hand rails lead up to the entrance. The gardens envelope the property and include raised flower beds, drying area, pebble finished sections with flower and shrub beds and shed. Rear walled banked garden including flowers and shrubs. Outside tap, open fronted summer house and patio area suitable for outside dining.

Services:- Water and electricity. Drainage via septic tank within the site, LPG gas central heating.

Controlled Ground fees:- £179.98 per month

Council Tax:- According to Cornwall council the council tax band is A.



**Walk in wardrobe**  
2'11" x 2'8"  
0.90 x 0.82 m

**Bedroom 1**  
9'5" x 9'1"  
2.89 x 2.79 m

**En suite**  
4'9" x 4'5"  
1.46 x 1.37 m

**Lounge**  
11'1" x 18'9"  
3.39 x 5.74 m

**Kitchen/Dining room**  
9'8" x 18'10"  
2.95 x 5.76 m

**Bedroom 2**  
8'11" x 9'2"  
2.72 x 2.80 m

**Shower room**  
5'11" x 6'3"  
1.82 x 1.92 m

**Porch**  
3'10" x 3'8"  
1.18 x 1.13 m

**Approximate total area<sup>(1)</sup>**  
655.82 ft<sup>2</sup>  
60.93 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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