



Perranarworthal

**A spacious well proportioned detached park home
Principal bedroom with en-suite
Delightful kitchen and dining room
Home office/utility room, family bathroom
Oil fired central heating, UPVC double glazing throughout
Large spacious lounge with elevated views over the site
Being sold with the benefit of 'no onward chain'
Highly sought after development for the over 55s
Enclosed garden with patio area
Detached garage and private parking**

Guide £195,000 Leasehold

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK7351



Kimberley's are delighted to bring to the market this well proportioned, spacious park home in an elevated location overlooking the desirable home site, the property sits on a generous plot and benefits from private parking and a separate detached garage. The property has UPVC double glazed windows and doors throughout and oil fired central heating.

The accommodation in brief comprises of an entrance porch with a good size light and bright living room with vaulted ceiling, lovely kitchen/dining area with the benefit of an additional utility/home office, a well-appointed bathroom, two generous bedrooms, one with en-suite. Outside it is surrounded by its own gardens with driveway and parking.

Cosawes park is an award winning park home development set in a wooded area over one hundred acres, and it is widely considered to be one of the premier retirement locations in this part of Cornwall. Ideally placed within the harbour town of Falmouth and the cathedral city of Truro, whilst being in easy reach of local amenities, Perranwell Station and Carnon Downs.

THE ACCOMODATION COMPRISES

A paved walkway leads down to a UPVC double glazed door which opens into a porch area.

PORCH 0.97m (3'2") x 1.55m (5'1")

With carpet, central ceiling light, radiator and white six panelled door which chrome handle leading to:

LOUNGE 5.94m (19'6") x 3.89m (12'9")

A triple aspect lovely light and bright room with high vaulted ceilings, UPVC double glazed windows, views over the front and rear elevation, enclosed storage cupboard, laminate wood effect flooring, radiator, glass door with chrome handle leading to:



KITCHEN/DINING AREA

DINING AREA 5.11m (16'9") x 3.10m (10'2")

With laminate flooring, pendant light, radiator and UPVC double glazed door overlooking the side and rear elevation.



KITCHEN 3.15m (10'4") x 2.95m (9'8")

With a range of matching wall and base units in cream, integrated double oven, Creda electric hob with extractor fan over, space for a fridge freezer, dishwasher, washing machine, a stainless steel sink with hot and cold mixer taps, wood door with chrome handle leading to:

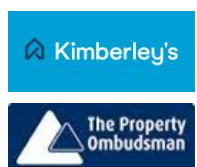


UTILITY/HOME OFFICE 2.41m (7'11") x 3.66m (12'0")

With laminated wood effect flooring, space for tumble dryer, freezer with useful shelving, UPVC double glazed window to the side access and a small radiator.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



BATHROOM 1.93m (6'4") x 1.93m (6'4")

A very well appointed bathroom, comprising of walk in shower with glass surround with tile splash back, low level wc and pedestal hand wash basin in white with a vanity unit underneath, providing additional storage, a white ladder towel rail, and a frosted UPVC double glazed window.

INNER HALL

Giving access to the bedrooms and bathroom and having an airing cupboard housing the boiler.



EN-SUITE 1.83m (6'0") x 1.68m (5'6")

A wood door with chrome handle, a walk in Myra shower with glass surround, low level wc, a white sink with vanity unit, a wall mounted radiator, UPVC frosted double glazed window.



BEDROOM ONE 2.13m (7'0") x 2.95m (9'8")

With a range of built-in wardrobes and built-in cupboards, over bed cupboards, UPVC double glazed window to the side elevation, radiator, carpet.



OUTSIDE

GARDEN

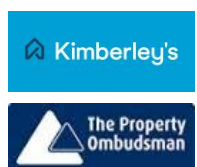
A light, sunny garden wraps around the park home allowing natural light throughout the day. The garden comprises of low lying shrubs, compact hedging and flowering plants, concrete paving slabs and light coloured shingle plus seating areas to sit and enjoy the sun. In all, a low maintenance, peaceful and bright garden that has a good degree of privacy.

BEDROOM TWO 2.87m (9'5") x 2.90m (9'6") (not including the bay window or fitted wardrobe area)

With UPVC window overlooking the front elevation, pendant light, radiator, carpet, over bed storage cupboards and two double storage cupboards in entrance to en-suite.



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GARAGE

Detached, of single size and with up and over door.



TENURE Leasehold

SITE FEES

£334.75 per month rent including garage.
Approximately £40.65 per month electricity - example costs.
Approximately £55.23 per month water/sewerage - example costs.

SERVICES Electricity and mains drainage.

AGENTS NOTE

Cosawes Park is for those aged 55 years and over. No dogs are allowed and not more than two cats permitted.

COUNCIL TAX Band A

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

Strictly by appointment:

Kimberley's Independent Estate Agents
29/29a Killigrew Street
Falmouth
Cornwall
TR11 3PN

Tel: 01326 311400

E-mail: info@kimberleys.co.uk



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