

## To Let

### Lansdowne Park, Wheal Rose, Scorrier, TR16

A well-proportioned, recently refurbished, double width, two bedroom unit on this ever popular residential park situated within easy reach of the A30, Porthtowan beach and local bus routes. The accommodation comprises of: Kitchen, Lounge/Diner, Two good sized double bedrooms, Bathroom/WC. The home is warmed by LPG central heating and is double glazed. There is off road parking for one vehicle and gardens to rear and side. This property is only suitable for residents over the age of 50 and two pets are permitted. EPC: NA



- OVER 50'S ONLY
- RECENTLY REFURBISHED
- PARKING FOR ONE CAR
- POPULAR RESIDENTIAL PARK
- TWO BEDROOMS
- LPG CENTRAL HEATING
- AVAILABLE NOW
- GARDENS

**£700 per month Deposit £700**

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Approached via a paved path with steps up to a wooden door opening into:-

- LOUNGE/DINING ROOM** 18'10" x 10'10" (5.74m x 3.30m) There is a door to the hallway and two double glazed windows to the front. Three Radiators
- HALLWAY** Doors to the Kitchen, Bathroom/WC and Bedroom One
- KITCHEN** 9'3" x 9'3" (2.82m x 2.82m) A range of base and eye level units with work surface over, inset stainless steel sink, wall mounted LPG combi boiler, space for a washing machine, space for an electric cooker, space for a fridge/freezer. Door to Bedroom Two.
- BEDROOM ONE** 12'11" x 9'2" (3.94m x 2.79m) Built in wardrobes to one wall, further storage cupboard and a double glazed window to the side. Radiator
- BEDROOM TWO** 9'2" x 9'2" (2.79m x 2.79m) A double glazed window to the rear and radiator.
- BATHROOM/WC** A white suite comprising of a panel bath with tap mixer shower over, close coupled WC, pedestal mounted wash hand basin and a double glazed obscure window to the side.
- OUTSIDE**
- OFF ROAD PARKING** There is off road parking for one car to the side of the property.
- GARDENS** Gravelled for ease of maintenance with some shrub and flower planting. Metal shed.



VIEWING BY APPOINTMENT WITH AGENTS FERGUSON YOUNG

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.