

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

## £165,000

*Gwel An Nans, Lansdowne Park, Wheal Rose, Scorrier, TR16 5DB*



- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER/WC
- KITCHEN WITH APPLIANCES
- FURNISHED
- LPG CENTRAL HEATING
- STRICTLY OVER 50'S ONLY
- PARKING FOR ONE CAR
- RURAL VIEWS

An immaculate Two Double Bedroom Park Home measuring 45' x 20' on this long established popular residential park. The home is a Pathfinder Lighthouse type which has two double bedrooms, with the main bedroom having an en-suite shower room/wc and walk-in wardrobe/closet. This well laid out home boasts a lounge area, dining area, kitchen with integrated appliances, utility area and main shower room/wc. The home is warmed by LPG central heating, is double glazed and includes all floor coverings, curtains/blinds and furnishings. The home was sited in early 2019 and as such will have the balance of any guarantees remaining. Strictly Over 50's Only. EPC: NA

Lansdowne Park is a quiet rural park home estate in Wheal Rose in Cornwall, just off the A30, with a bus-stop on the doorstep and only about 7 miles drive from Truro. Whilst close to Redruth for local shops and facilities, the park is within walking distance to a local bakery and farm shop and also a short drive to Porthtowan beach and Portreath Harbour on the coast.



01209 219911

[www.fergusonyoung.co.uk](http://www.fergusonyoung.co.uk)

[sales@fergusonyoung.co.uk](mailto:sales@fergusonyoung.co.uk)

# Gwel An Nans, Lansdowne Park, Wheal Rose, Scorrier, TR16 5DB

Approached via steps leading up to a double glazed door or a ramp leading up to a double glazed door.

## LOUNGE/DINING ROOM

23'0" x 10'0" (7.01m x 3.05m)

An 'L' shaped area measuring 23ft and 20ft at the two maximums and 10ft at the two minimums with double glazed windows, patio doors, dining table and chairs, two easy chairs, wall mounted pebble fire, two radiators, TV aerial point, telephone point and opens to:-

## KITCHEN

10'0" x 9'2" (3.05m x 2.79m)

There is a range of eye level and base units with an inset one and a half bowl sink with side drainer, built in electric oven and hob with extractor over, integrated fridge/freezer, integrated dishwasher, double glazed window to the side and opens to:-

## UTILITY AREA

8'4" x 5'3" (2.54m x 1.60m)

A range of eye level and base units with inset one and half bowl sink with side drainer, integrated washer/dryer and LPG combi boiler.

## INNER HALLWAY

There are doors to both bedrooms, a storage cupboard and the Shower Room/WC.

## MASTER BEDROOM

10'0" x 10'0" (3.05m x 3.05m)

A good sized main bedroom with a double glazed window to the side, walk in closet and door to:-

## EN-SUITE SHOWER ROOM

There is corner shower cubicle with a thermostatic shower over, wash hand basin set in a vanity unit, close coupled WC and a window to the side.

## BEDROOM TWO

10'0" x 10'0" (3.05m x 3.05m)

A useful second double bedroom with built in wardrobe and a window to the side.

## SHOWER ROOM/WC

There is a double width shower enclosure with thermostatic shower over, wash hand basin set in a vanity unit, close coupled WC and a double glazed window to the side.

## OUTSIDE

The gardens are gravelled for ease of maintenance and there is a brisk paved parking space for one car.

## PITCH FEES AND CHARGES

The pitch fee is currently £140 per calendar month. The water and sewerage charge will be £20.00 per calendar month.

## AGENTS NOTE

Copies of all relevant paperwork i.e. park rules; licenses etc. are available on request from our offices at 87-88 Fore Street, Redruth or by email.

Over 50's Only.

Only 2 Pets are permitted.

