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£220,000

Willowside Park, Wheal Rose, Scorrier, Cornwall, TR16 5DD



- BRAND NEW PARK HOME
- TWO BEDROOMS
- MASTER ENSUITE
- TO BE SITED END NOV 22
- FULL RESIDENTIAL OCCUPATION
- PARKING FOR ONE CAR
- TWO PETS PERMITTED
- OVER 50'S ONLY

BRAND NEW PARK HOME ON A NEW DEVELOPMENT

Two bedroom (master ensuite) new Omar Westfield park home measuring 42ft by 20ft set on a new residential park. Willowside Park is an extension to Lansdowne Park - a well-established quiet rural park home development in Wheal Rose in Cornwall, just off the A30, with a bus-stop nearby 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. The park home come fully furnished and the accommodation comprises of: Open Plan Living Area, Hallway, Bathroom/WC, Master Double Bedroom with walk-in wardrobe and En Suite Shower/WC and a Second Double Bedroom with walk-in wardrobe. The home is heated by LPG central heating and the kitchen includes Hob, Electric Oven, Dishwasher, Washing Machine and Fridge/Freezer. There is parking for one vehicle and a garden landscaped for ease of maintenance.

Demand is expected to be very high and an early viewing of the site and plot reservation is highly recommended.



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There is a double glazed door opening to:-

OPEN PLAN LIVING AREA

18'11" x 21'4" MAX (5.77m x 6.50m)

A light and airy living area complete with lounge suite, units, dining table and chairs, vaulted ceiling, patio doors opening onto a deck area, kitchen area comprising of a range of eye level and base units with work surface over, sink with side drainer, built in hob, electric oven, dishwasher, washing machine and fridge/freezer. Double glazed windows to all sides and two radiators. Door to:-

HALLWAY

There are doors to both bedrooms and the bathroom/wc and two built in storage cupboards.

MASTER BEDROOM

11'9" x 9'2" (3.58m x 2.79m)

A good size master bedroom complete with furniture. There are double glazed windows to one side, and doors to the ensuite shower/wc and the walk-in wardrobe. Radiator.

ENSUITE SHOWER/WC

7'7" x 6'2" (2.31m x 1.88m)

There is a double width shower tray with enclosure, close coupled WC and a pedestal mounted wash hand basin, double glazed window to the side and a radiator.

WALK-IN WARDROBE

5'6" x 4'7" (1.68m x 1.40m)

Shelving and hanging space. Radiator.

BEDROOM TWO

12'2" x 9'2" (3.71m x 2.79m)

A good size second double bedroom complete with furniture, double glazed window to the side and a radiator. Door to:-

WALK-IN WARDROBE

4'7" x 3'11" (1.40m x 1.19m)

Shelving and hanging space. Radiator.

BATHROOM/WC

7'3" x 6'2" (2.21m x 1.88m)

Modern Suite consisting of a panel bath with shower mixer tap, close coupled WC, pedestal mounted wash hand basin, radiator and a double glazed window to the side.

OUTSIDE

GARDENS

There are surrounding gardens which have been landscaped for ease of maintenance.

OFF ROAD PARKING

There is an off road parking space for one car.

PITCH FEE AND CHARGES

Pitch Fee TBA

Water & Sewerage TBA

AGENTS NOTE

This park is restricted to over 50's only and only 2 Pets are permitted. Copies of all relevant paperwork i.e. park rules; licenses etc are available on request from our offices at 3 Market Way, Redruth, or by email.

Photographs used are for illustration purposes and are only indicative of the final appearance.

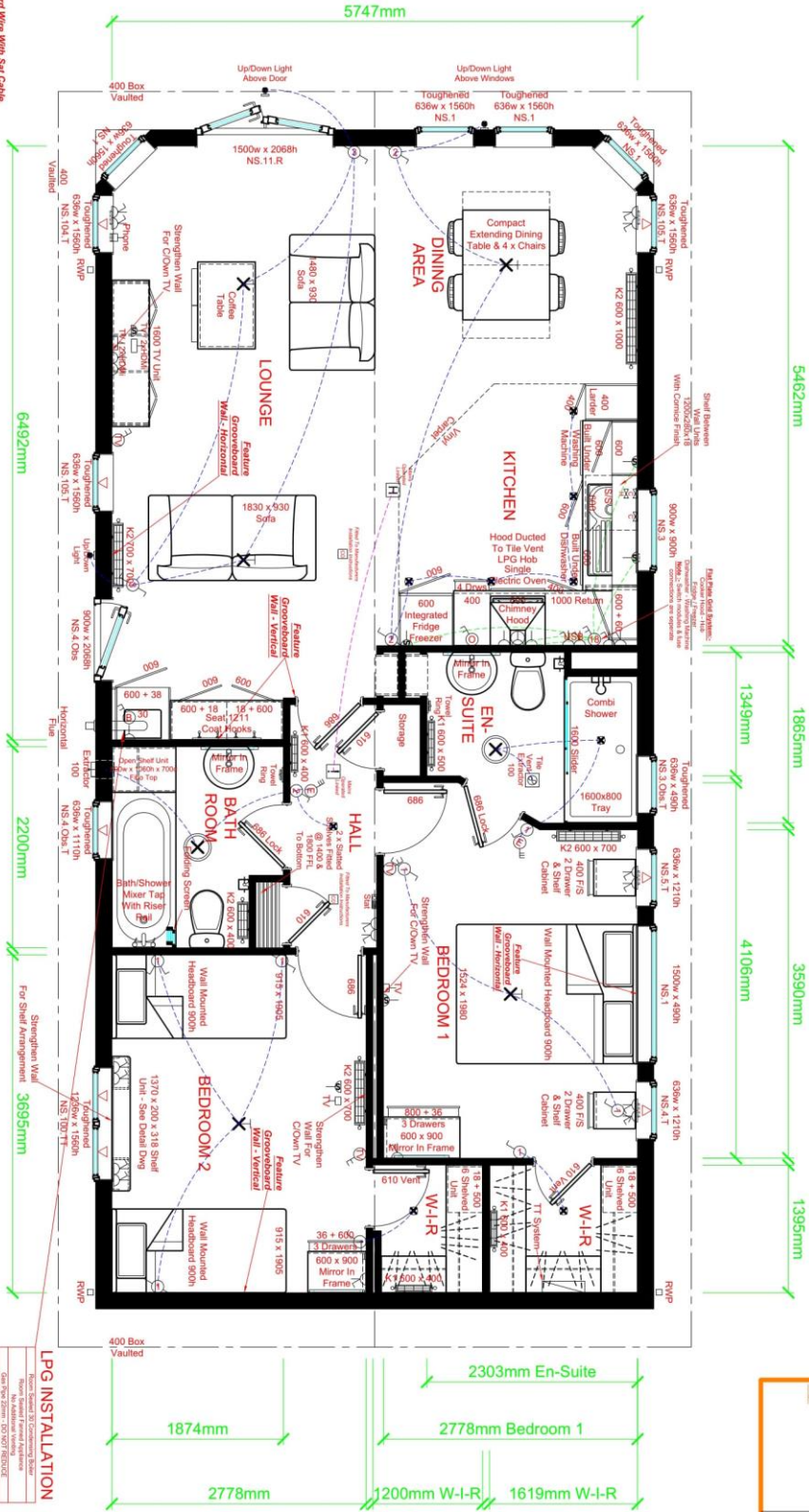
RESERVATION

A reservation fee of £5000 is required to secure the property which is non-refundable but may be transferable to an alternative plot on the site.



1.3° Vaulted Ceiling Throughout

B



TV - Hand Wire With Set Cable,
With Cabled Trails Below Unit To
Reach Furnish Outside Edge of Floor
Phone - Hand Wire With BT Cable,
With Cabled Trails Below Unit To
Reach Furnish Outside Edge of Floor

LPG INSTALLATION
Floor Covering To Be Installed Before
LPG Installation
See Note 10 on Page 10 of 107 REFERENCE



PARK & LEISURE HOMES
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PARK OWNERS APPROXIMATE DIMENSIONS
Please note that these dimensions are intended to be considered in order to comply with the spacing requirements of the Model Standards - 1999 on your park.
Overall Wall Length including Cladding = 12,692mm
Overall Wall Width including Cladding = 6,102mm
Overall Wall Length including Roof & Windows = 13,720mm
Overall Wall Width including Roof & Windows = 7,350mm
Minimum Transport Width = 3,700mm
Minimum Transport Height = 2,400mm

12,802m x 6,012m (42'-0" x 20')

Westfield 2DB

Lansdowne Park Homes

Others are subject to Ouar Park Homes Limited
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APPROVED BY CUSTOMER
Stamp Date

No:	Revision:	Date:
A	Production details added - NRE	25-06-22

Date:	23-06-22
Scale:	1:50
Drawn By:	LIF
Drawing No:	84 22 0901
Serial No:	22 OM 84 2704

This home is designed in accordance with B5, S632