

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£230,000

Willowside, Lansdowne Park, Wheal Rose, TR16 5DD



- BRAND NEW PARK HOME
- TWO BEDROOMS
- MASTER ENSUITE
- RESERVATIONS BEING TAKEN
- FULL RESIDENTIAL OCCUPATION
- PARKING FOR UP TO 2 CARS
- 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 up to two cars.

PITCH FEE & CHARGES

Pitch Fee TBA Water & Sewerage TBA

AGENTS NOTE

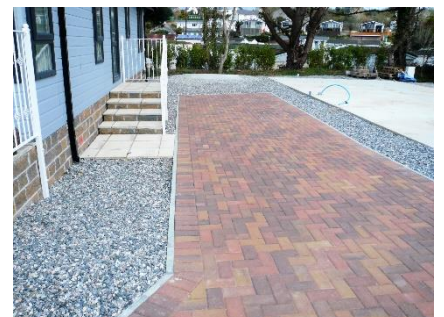
This park is restricted to over 50's only and only 2 Pets are permitted.

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

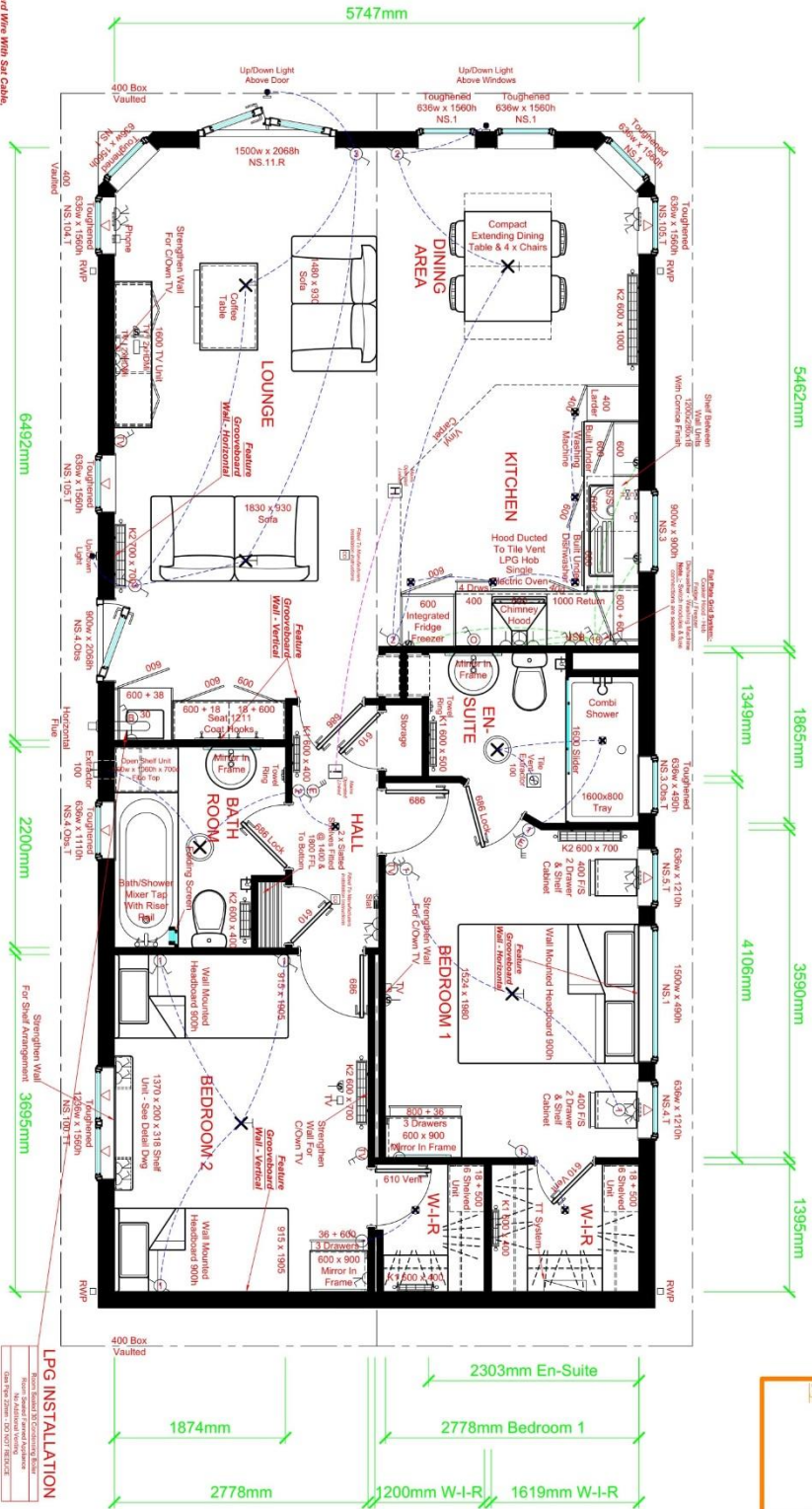
A reservation fee of £5000 is required to secure the property which is non-refundable but may be transferable to an alternative plot on the site.



ISS 13/22

B

1.3° Vaulted Ceiling Throughout



A

C

TV - Hand Wire With Ssa Cable
 The Cable Runs Above and To
 Right of Kitchen Island. See Detail
 Raced & Fixed Outside Edge Of Floor
 Phone - Hand Wire With BT Cable
 The Cable Runs Above and To
 Right of Kitchen Island. See Detail
 Raced & Fixed Outside Edge Of Floor

LPG INSTALLATION
 Note: Must Be Installed In Accordance With BS 5410
 Note: See Detail DWG For LPG Installation
 Note: See Detail DWG For LPG Installation

OMAR
 PARK & LEISURE HOMES
 London Road, Brandon, Suffolk, IP27 0NF
 Phone: 01842 810673 - Fax: 01842 814328

PARK OWNERS' APPROXIMATE DIMENSIONS
 Please note that the following approximate dimensions will need
 requirements of the Model Standards - 1989 on your part
 Overall Wall Length Including Capping = 11,249mm
 Overall Wall Width Including Capping = 6,102mm
 Overall Wall Length Including Roof & Windows = 13,720mm
 Overall Wall Width Including Roof & Windows = 7,300mm
 Maximum Transport Height = 4,200mm

1.2.802m x 6.012m (42'-0" x 20')
 Westfield 2DB
 Lansdowne Park Homes

No:	Revision:	Date:
A	Production details added - MRE	25-08-22

Date:	23-08-22 A-265110
Scale:	1:50
Drawn By:	LJF
Drawing No:	84.22.0901
Serial No:	22 OM 84 2704
This floor is designed in accordance with BS 3632	

Orders are subject to Omar Park Homes Limited
 Standard Terms & Conditions
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 No part of this drawing may be reproduced or stored
APPROVED BY CUSTOMER

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