

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

## £220,000

*1 Willowside Park, Wheal Rose, TR16 5DD*



- BRAND NEW PARK HOME
- TWO BEDROOMS
- MASTER ENSUITE
- SITED JAN 2023
- FULL RESIDENTIAL OCCUPANCY
- PARKING FOR ONE VEHICLE
- TWO PETS PERMITTED
- OVER 50'S ONLY

### BRAND NEW PARK HOME ON A NEW DEVELOPMENT

A Two bedroom (master ensuite) new Omar Newmarket park home measuring 42ft by 20ft set on a new residential park. Willowside Park is a 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: Semi-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.



# 1 Willowside Park, Wheal Rose, TR16 5DD

There is a double glazed door opening to:-

## SEMI-OPEN PLAN LIVING AREA

25'5" x 18'11" (7.75m x 5.77m)

A light and airy living area complete with lounge suite, units, dining table and chairs, vaulted ceiling, patio doors opening onto a deck area, built in storage cupboards 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 the side and Door to:-

## HALLWAY

There are doors to both bedrooms and the bathroom/wc.

## MASTER BEDROOM

9'2" x 8'9" (2.79m x 2.67m)

A good size master bedroom complete with furniture. There are double glazed windows to one side, and doors to the dressing area which leads to the ensuite shower/wc. Radiator.

## DRESSING AREA

6'7" x 3'6" (2.01m x 1.07m)

There are 2 built in wardrobes and a door to:-

## ENSUITE SHOWER/WC

6'7" x 5'5" (2.01m x 1.65m)

There is a quadrant shower tray with enclosure, close coupled WC and a pedestal mounted wash hand basin, double glazed window to the side and a chrome heated towel rail.

## BEDROOM TWO

9'8" x 9'1" (2.95m x 2.77m)

A good size second double bedroom complete with furniture, double glazed window to the side, built in wardrobe and a radiator.

## BATHROOM/WC

6'7" x 5'11" (2.01m x 1.80m)

Modern Suite consisting of a panel bath, close coupled WC, pedestal mounted wash hand basin, chrome heated towel rail 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 FEES & 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

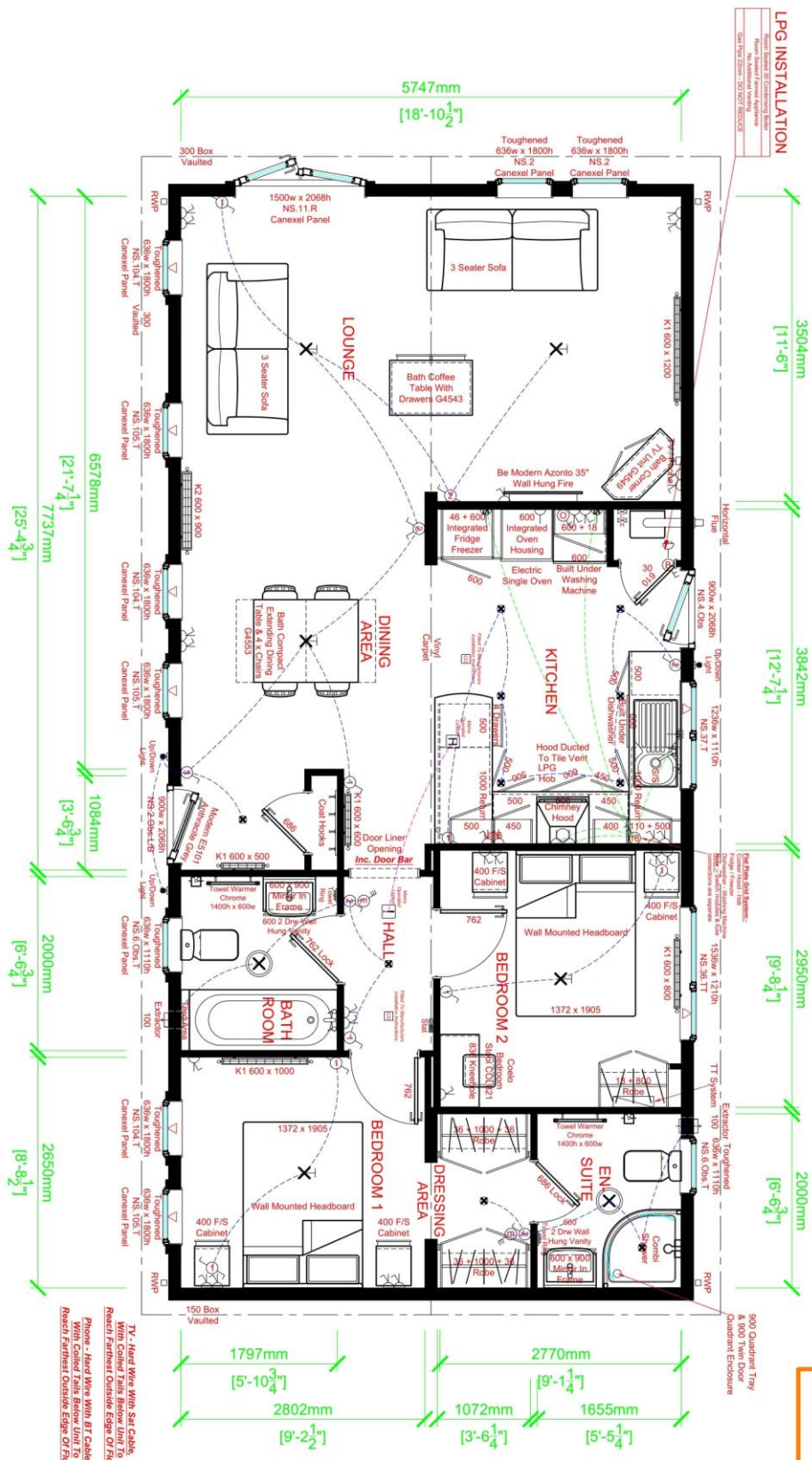
A reservation fee of £5000 is required to secure the property which is non-refundable but may be transferable to an alternative plot on the site.





13° Vaulted Ceiling To Lounge, Kitchen & Dining Area

B



**LPG INSTALLATION**  
 From: 200mm to 250mm  
 From: 250mm to 300mm  
 From: 300mm to 350mm  
 From: 350mm to 400mm  
 From: 400mm to 450mm  
 From: 450mm to 500mm  
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 From: 2150mm to 2200mm  
 From: 2200mm to 2250mm  
 From: 2250mm to 2300mm  
 From: 2300mm to 2350mm  
 From: 2350mm to 2400mm  
 From: 2400mm to 2450mm  
 From: 2450mm to 2500mm

Orders are subject to Omar Park Homes Limited Structural Terms & Conditions	
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<b>APPROVED BY CUSTOMER</b>	
Signature	Printed Date

**OMAR**  
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**PARK OWNERS APPROXIMATE DIMENSIONS**  
 Please note that the following dimensions will need re-approval of the Model Standard by 1989 on your part.  
 Overall Wall Length including Chimney = 13.802m  
 Overall Wall Length including Chimney & Windows = 13.579m  
 Overall Wall Width including Roof & Windows = 7.022m  
 Maximum Transport Width = 3.562m  
 Maximum Transport Height = 4.500m

12.802m x 6.012m (42'-0" x 20')  
 Newmarket 2DB  
 Lansdowne Park

No:	Revision:	Date:
Date:	11-10-22	A-36719
Scale:	1:50	
Drawn By:	LJF	
Drawing No.:	54 22 1081	

This home is designed in accordance with BS 3632

A

C

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