

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£230,000

Willowside Park, Lansdowne Park, Wheal Rose, TR16 5DD



- BRAND NEW PARK HOME
- OVER 50'S ONLY
- FULL YEAR ROUND RESIDENTIAL
- TWO BEDROOMS
- MASTER EN-SUITE
- LPG CENTRAL HEATING
- PARKING FOR UP TO 2 CARS
- AVAILABLE NOW!

BRAND NEW PARK HOME ON A NEW DEVELOPMENT

Two bedroom (master ensuite) new Omar Image 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, a Second Double Bedroom with walk-in wardrobe and Study. 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.



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Approached via steps up to a UPVC double glazed door opening into:-

KITCHEN/DINER

18'11" x 12'4" (5.77m x 3.76m)

A fully fitted kitchen with a range of eye level and base units with work surface over, inset sink with side drainer, built in electric over, ceramic hob, dishwasher, washing machine, fridge/freezer, microwave, cupboard housing the LPG combi boiler. Space for a dining table and chairs. Door to the Lounge, Hallway and a door to the rear of the home.

LOUNGE

18'11" x 9'10" (5.77m x 3.00m)

A good sized room with patio doors opening to the raised patio, and double glazed windows to two sides.

HALLWAY

There are doors to both bedrooms, the study and the shower room/wc.

MASTER BEDROOM

9'3" x 8'9" (2.82m x 2.67m)

A good size master bedroom with double glazed windows to the front, and doorway to the dressing area which leads to the ensuite shower/wc. Radiator.

DRESSING AREA

7'7" inc wardrobe depth x 3'6" (2.31m x 1.07m)

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

EN-SUITE SHOWER ROOM/WC

7'6" x 5'5" (2.29m 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

10'8" x 9'1" (3.25m x 2.77m)

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

STUDY

6'1" x 4'6" (1.85m x 1.37m)

There is a built in desk and double glazed window to the front

SHOWER ROOM/WC

6'3" x 5'7" (1.91m x 1.70m)

Modern Suite consisting of a shower cubicle with mixer type shower over and glass enclosure, close coupled WC, pedestal mounted wash hand basin, chrome heated towel rail and a double glazed window to the rear.

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 2 cars.

PITCH FEES AND CHARGES

Pitch Fee £170pcm

Water £16.80pcm

Sewerage £8.25pcm

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 FEE

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.



