

# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

## £230,000

*Willowside Park, 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

21'4" x 18'11" (6.50m 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, 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 8'2" (3.58m x 2.49m)

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 & 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

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.



