# ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£220,000

Willowside Park, Wheal Rose, TR16 5DD



- BRAND NEW PARK HOME
- FULL RESIDENTIAL OCCUPATION
- 40FT X 20FT
- FULLY FURNISHED
- LPG CENTRAL HEATING
- PARKING FOR TWO CARS
- OVER 50'S ONLY
  - COUNCIL TAX BAND A

BRAND NEW PARK HOME ON A NEW DEVELOPMENT

Two bedroom (master ensuite) new Tingdene Barnwell park home measuring 40ft 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: Living room, Dining room, Kitchen, Hallway, Bathroom/WC, Master Double Bedroom with walk-in wardrobe and En Suite Shower/WC and a Second Double Bedroom . 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 two cars 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.







# Willowside Park, Wheal Rose, TR16 5DD

Built to BS 3632 standard. 10-year Platinum Seal structural warranty. 7-year boiler warranty. Vaulted ceilings to Lounge. Tongue and groove effect ceilings throughout. Wallpapered and painted walls throughout. Chrome effect handles. Hand painted skirting, architraves, sills and coving.

#### **LOUNGE**

## 9'9" x 18'12" (2.97m x 5.79m)

Two seater sofa and two arm chairs. Feature stove-style electric fire with white surround. Two box bay windows. Patio doors to raised patio with railings. Double doors to dining area. Feature beam. Carpet.

#### **KITCHEN**

## 11'4" x 9'1" (3.45m x 2.78m)

Gas combi boiler. Ceiling height cupboards. Stainless steel 1 ½ bowl sink with mixer tap. Stainless steel gas hob. Stainless steel double electric oven. Stainless steel splashback. Integrated 50/50 fridge/freezer. Integrated dishwasher. Integrated washing machine.

#### **DINER**

## 7'1" x 9'7" (2.16m x 2.92m)

Extending table with 4 grey chairs. Feature pendant light. Double doors to lounge. Carpet.

## **BATHROOM**

## 6'12" x 5'7" (2.13m x 1.70m)

Panel bath. Pedestal hand wash basin. Built-in linen alcove. Heated chrome towel rail.  $\frac{1}{2}$  height tiling to walls. Tiled floor.

## **MASTER BEDROOM**

## 8'6" x 9'7" (2.59m x 2.92m)

King size divan bed with mattress and headboard. Freestanding bedside drawer units. Walk-in wardrobe. Dressing table with mirror and stool. Carpet.

## **WALK IN WARDROBE**

8'6" x 4'10" (2.59m x 1.47m)

# ENSUITE SHOWER ROOM/WC

8'6" x 4'4" (2.59m x 1.32m)

Quadrant Shower. Pedestal hand wash basin. ½ Height tiling to walls. Chrome heated towel rail. Tiled floor

## **BEDROOM TWO**

8'5" x 9'1" (2.57m x 2.78m)

Double divan bed with mattress and headboard. Built-in wardrobes with over bed cupboards. Carpet.

## **HALLWAY**

10'0" x 3'9" (3.05m x 1.14m)

Built-in cloaks cupboard with chrome effect hooks. Loft access. Carpet.

## **FEES AND CHARGES**

Pitch Fee £170pcm Water £16.80pcm Sewerage £8.25pcm Council Tax Band A

#### **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.









General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

