

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£230,000

39 Willowside Park, Lansdowne Park, Wheal Rose, TR16 5DB



- BRAND NEW PARK HOME
- OVER 45'S ONLY
- FULL RESIDENTIAL OCCUPATION
- TWO DOUBLE BEDROOMS
- MASTER ENSUITE
- LPG CENTRAL HEATING
- PARKING FOR UP TO 2 CARS
- RURAL SETTING

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 comes fully furnished and the accommodation comprises of: Lounge, Kitchen/Diner, Hallway, Bathroom/WC, Master Double Bedroom with walk-in wardrobe and En Suite Shower/WC, a Second Double Bedroom with built-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 up to two vehicles and a garden landscaped for ease of maintenance. Over 45's Only. Two Pets Permitted. Council Tax Band A. EPC: NA.



39 Willowside Park, Lansdowne Park, Wheal Rose, TR16 5DB

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

KITCHEN/DINING ROOM

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 living 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. depth of wardrobes x 3'6" (2.31m x 1.07m)

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

ENSUITE SHOWER/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/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 & CHARGES

Pitch Fee £181.39pcm Water £6.69pcm
Sewerage £9.31pcm

AGENTS NOTE

This park is restricted to over 45'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. LPG cylinder gas is connected. Water & Sewerage are via the park Mains Electricity is connected. Broadband is connected.

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.

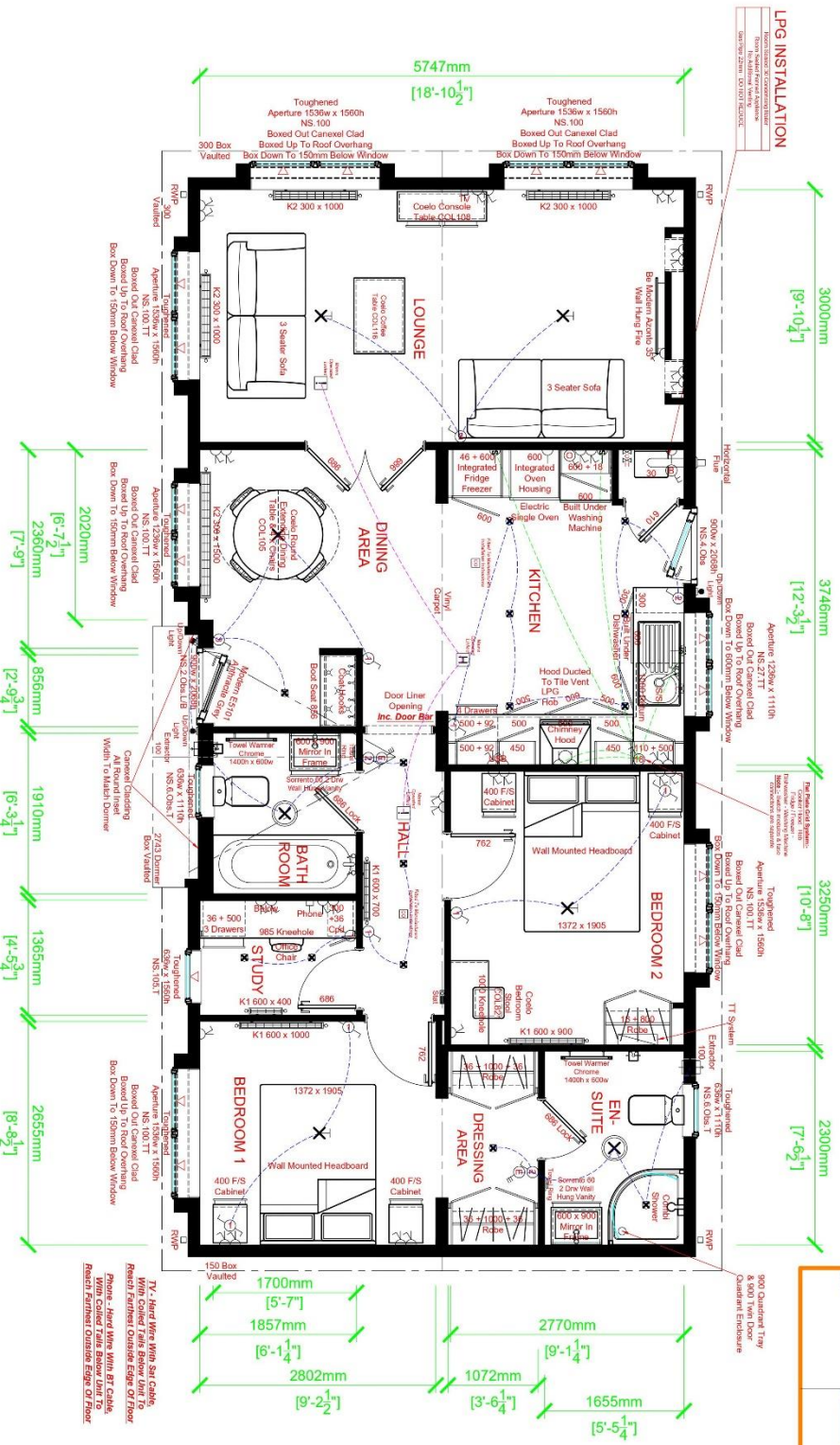


General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

1/5/20/21

B

1.3° Vaulted Ceiling To Lounge, Kitchen & Dining Area



LPG INSTALLATION
 Please refer to the following notes:
 1. The LPG gas meter is to be installed in the kitchen area.
 2. The LPG gas line is to be installed in the kitchen area.
 3. The LPG gas line is to be installed in the kitchen area.

Orders and prices for 20' Oyster Park Homes Limited
 Copyright © 2019 Oyster Park Homes Limited
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Oyster Park Homes Limited.
APPROVED BY CUSTOMER
 Signed Date:

OMAR

PARK & LEISURE HOMES

Lansdowne Road, Dundrum, Dublin 14
 Phone: 01842 81673 | Fax: 01842 814328

STATE OF THE ART BUILDING REGULATIONS:
 Please refer to the following notes:
 1. The building is to be constructed in accordance with the current building regulations.
 2. The building is to be constructed in accordance with the current building regulations.
 3. The building is to be constructed in accordance with the current building regulations.

Overall Wall Length including Cladding = 12,830mm
 Overall Wall Length including Roof Windows = 13,360mm
 Overall Wall Length including Roof Windows = 13,360mm
 Overall Wall Length including Roof Windows = 13,360mm

1.2.802m x 6.012m (42'-0" x 20')	No:	Revision:	Date:
Image 2DB Study			
Lansdowne Park			
	Date:	14/11/22	A-37064
	Scale:	1:50	
	Drawn By:	VIL	
	Drawing No:	50/22/1235	
	This drawing is designed in accordance with BS-5622		

D

C