

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£149,950

Lansdowne Park, Wheal Rose, Scorrier, TR16 5DB



- TWO BEDROOMS
- LOUNGE/DINING ROOM
- SHOWER ROOM/WC
- LPG CENTRAL HEATING
- EXCELLENT CONDITION
- PARKING
- OVER 50'S ONLY
- COUNCIL TAX BAND A

A beautifully presented Two Double Bedroom Park Home located on the ever popular Lansdowne Park Development situated some 10 minutes from Porthtowan Beach by car and on the Mineral Tramway Trail from Portreath to Devoran. The home was sited some 9 years ago and has been maintained to a high standard since. The accommodation briefly comprises of: Lounge/Dining Room, Kitchen, Shower room/WC and Two Double Bedrooms. To the outside there is ramped access to the home, a raised patio with access from the Lounge/Dining Room, a further patio area and Astro turfed garden area. The home is warmed by LPG Central Heating and benefits from a gate parking space. Council Tax Band A. Age restricted to over 50's only.



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Approached via a ramped access leading to a UPVC front door opening to:-

LOUNGE/DINING ROOM

18'5" MAX x 15'3" MAX (5.61m x 4.65m)

A bright and airy room with double glazed windows to two elevations and double glazed patio doors opening to a raised patio, wall mounted electric pebble fire and a radiator. Doorway to kitchen and opens to the hallway.

KITCHEN

9'2" x 7'10" (2.79m x 2.39m)

A good range of base and eye level units with inset ceramic hob with extractor over, built in electric oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double glazed window to the rear and a cupboard housing the gas combi boiler.

HALLWAY

There are doors to both bedrooms and the shower room/WC

BEDROOM ONE

11'7" x 9'2" (3.53m x 2.79m)

A good sized double bedroom with built in wardrobes to one wall, radiator and a double glazed window to the rear.

BEDROOM TWO

10'3" x 9'2" (3.12m x 2.79m)

A useful second double bedroom (currently utilised as an office/hobby room) with built in wardrobes, radiator and a double glazed window to the front.

SHOWER ROOM/WC

A modern suite comprising of a double width shower with glass enclosure with thermostatic shower over, close coupled WC, wash hand basin set in a vanity unit, radiator and a double glazed window to the front.

OUTSIDE

GARDENS

There is a gravelled area to the front and a raised patio area to the rear which is part Astro-turfed and enclosed creating a safe space for pets.

PARKING

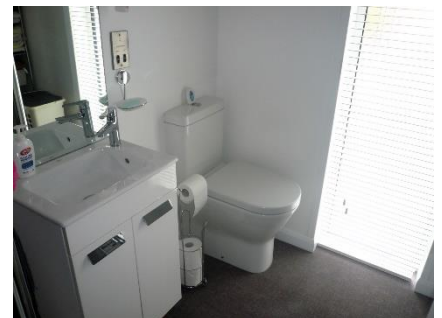
There is gated off-road parking for one vehicle.

AGENTS NOTE

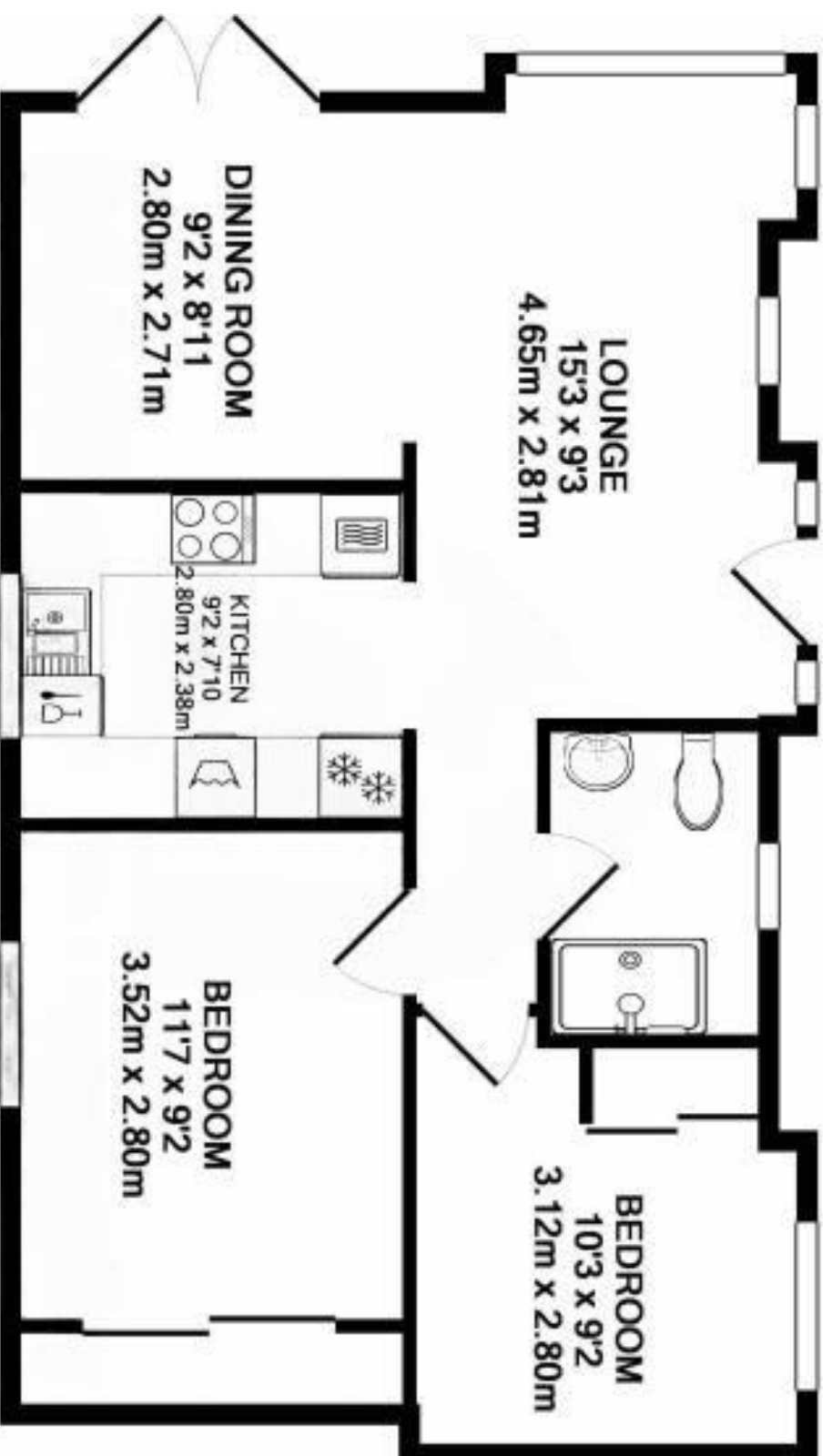
This park is restricted to over 50's only and only 2 Pets are permitted. Council Tax Band A Mobile coverage from all networks (Source Ofcom) Broadband Speeds 29MBPS Standard (Source Ofcom)

PITCH FEES AND CHARGES

The pitch fee is currently £180.85 per calendar month. The water and sewerage charge is £25.85 per calendar month based on a couple occupying.



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.



TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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