

ferguson young

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£89,950

Lansdowne Park, Wheal Rose, Scorrier, Redruth, TR16 5DB



- TWO DOUBLE BEDROOMS
- VACANT POSSESSION
- LPG CENTRAL HEATING
- GARAGE
- SHOWER ROOM/WC
- OVER 50'S ONLY
- TWO PETS PERMITTED
- COUNCIL TAX BAND A

A Two Double Bedroom, 40ft x 20ft 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 is offered for sale with no onward chain. The accommodation comprises of: - covered veranda, Entrance Hall, Kitchen/Dining Room, Lounge, Two double Bedrooms and a Shower Room/WC. There are gardens to the sides and rear and the property benefits from a detached single garage. The home is double glazed and warmed by LPG central heating. Two pets are permitted but occupants must be over 50's years of age. EPC: NA Council Tax Band A.



01209 219911

www.fergusonyoung.co.uk

sales@fergusonyoung.co.uk

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Approached via steps up to a covered veranda with a UPVC double glazed door opening to:-

ENTRANCE HALL

There are doors to the Kitchen/Dining Room, Bedrooms and Shower Room/WC, built in storage cupboard and loft access hatch. Radiator.

KITCHEN/DINING ROOM

15'4" x 11'0" (4.67m x 3.35m)

The kitchen comprises of a range of eye level and base units with work surface over, inset single bowl stainless steel sink with side drainer, built in electric oven with LPG hob over and extractor, upright fridge/freezer, washing machine, radiator, double glazed window to the rear and a door opening to the rear garden. The dining area has ample room for a dining table and a double glazed window to the front. Door to:-

LOUNGE

15'4" x 9'10" (4.67m x 3.00m)

A good sized lounge with double glazed patio doors opening to the veranda, false fireplace with provision for an electric fire, double glazed window to the rear, TV aerial point and a radiator.

BEDROOM ONE

9'8" x 9'5" (2.95m x 2.87m) excluding depth of wardrobes.

A well-proportioned main bedroom with built in wardrobes to one wall, double glazed window to the side and a radiator.

BEDROOM TWO

9'8" x 9'7" (2.95m x 2.92m) excluding depth of wardrobes

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

SHOWER ROOM/WC

9'6" x 5'7" (2.90m x 1.70m)

A generous sized shower room with a full width shower cubicle with glass enclosure and thermostatic shower over, close coupled WC, pedestal mounted wash hand basin, chrome ladder type towel rail and a double glazed window to the rear.

OUTSIDE

FRONT GARDEN

Laid to gravel for ease of maintenance with some tree and shrub planting.

SIDE GARDEN

There are two side gardens, laid to gravel for ease of maintenance with some shrub and flower planting.

REAR GARDEN

Laid to slabs with some raised planting areas, path with gated access to the front.

GARAGE

The garage is single sized with an up and over door.

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 25MBPS 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.

