

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£195,000

Willowside Park, Wheal Rose, TR16 5FF



- TWO DOUBLE BEDROOMS
- SEPARATE LOUNGE/DINER
- OFF ROAD PARKING
- MASTER ENSUITE
- LPG CENTRAL HEATING
- SHOWER ROOM/WC
- OVER 45'S ONLY
TWO PETS PERMITTED
- FULLY FITTED KITCHEN WITH APPLIANCES

Two bedroom (master ensuite) Omar Image park home measuring 42ft by 20ft set on a fully residential park. Willowside Park is a 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 accommodation comprises of: Kitchen/Breakfast Room, Lounge/Dining Room, Hallway, Shower room/WC, Master Double Bedroom with walk-in wardrobe and Ensuite Shower/WC, a Second Double Bedroom with wardrobe and a Study. The home is heated by LPG central heating and the kitchen includes Hob, Electric Oven, Microwave, Dishwasher, Washing Machine and Fridge/Freezer. There is off road parking and a garden landscaped for ease of maintenance. The home was sited in 2023 and has the balance of a 10 year manufacturer's warranty to run. EPC: NA Council Tax Band A



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

KITCHEN/BREAKFAST ROOM

18'1" x 12'4" (5.51m x 3.76m)

A fully fitted kitchen with a range of eye level and base units with work surface over, free standing island, 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 and chairs. Door to the Lounge, Hallway and a door to the rear of the home.

LOUNGE/DINING ROOM

18'11" x 9'10" (5.77m x 3.00m)

A good sized 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:-

EN-SUITE SHOWER/WC

7'6" x 5'5" (2.29m x 1.65m)

There is a quadrant shower tray with glass 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 double glazed window to the front

SHOWER ROOM/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 brick paved off road parking space.

PITCH FEES AND CHARGES

Pitch Fee £210.32 pcm which includes the water and sewerage charge payable to the park.

AGENTS NOTE

This park is restricted to over 45's only and 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. Council Tax Band A Broadband speed of 23Mbps Standard (source Ofcom) Mobile coverage from EE and O2 (source Ofcom)



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.

13° Vaulted Ceiling To Lounge, Kitchen & Dining Area

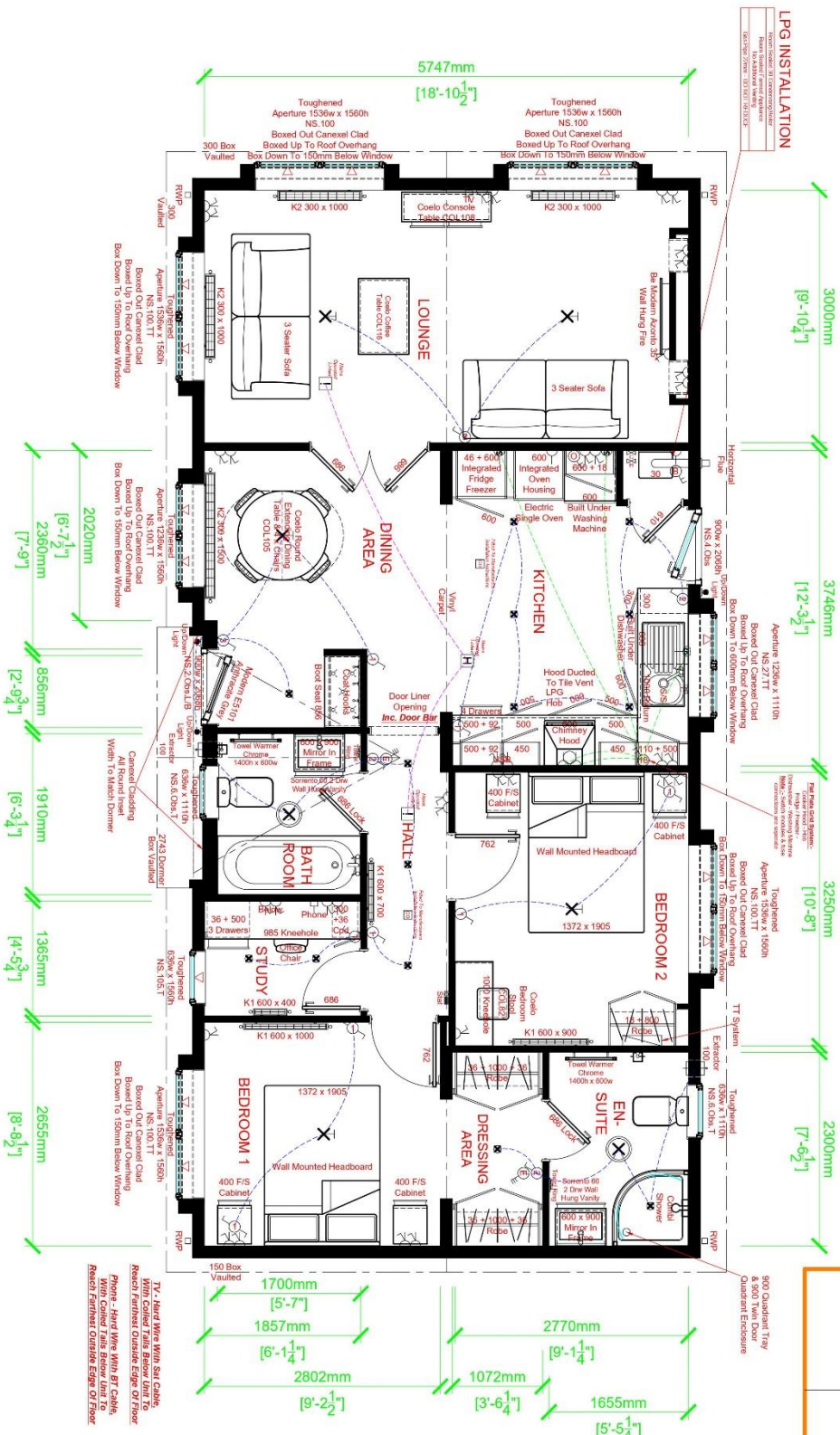
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APPROVED BY CUSTOMER

Signed Date: _____



TV - Hard Wire With Sat Cable,
With Coiled Tails Below Unit To
Reach Farthest Outside Edge Of Floor



PARK & LEISURE HOMES

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Phone: 01842 810673 - Fax: 01842 814328

PARK OWNER: APPROXIMATE DIMENSIONS

Please note that the following overhang dimensions will need to be considered in order to comply with the spacing requirements of the Model Standards - 1989 on your part.

Overall Wall Length Including Cladding – 12.830m

Overall Wall Length including Roof & Windows = 13.306m

Overal wall width including roof & windows = 7.02m

Maximum Transport Width = 3.564m

$$\text{Maximum transport length} = 4.4 \text{ km}$$

12.802m x 6.012m (42'-0" x 20')

Image 2DB Study

Lansdowne Park

No:	Revision:
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Date:

Date:	14-11-22	A-37064
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Scale:	1:20
Drawn By:	VII

Drawing No:	50 22 1235
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This home is designed in accordance with BS.3632