



Perranarworthal

An impressive, detached park home for the over 55's
Two generous double bedrooms
Fitted kitchen and utility area, shower room
Lounge and dining room with vaulted ceilings
Oil central heating, UPVC double glazing
Parking for several vehicles, garage available to rent
Generous, idyllic private gardens
Highly sought after development
Convenient location between Falmouth and Truro
A viewing is highly recommended

Guide £215,000 Leasehold

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REF: SK7238



We are excited to bring to the market this generous, detached two bedroom park home set within exceptional landscaped gardens on this popular development in Perranarworthal.

The property offers spacious accommodation and has benefits including oil-fired central heating by radiators and UPVC double glazed windows and doors. Having been very well maintained and in good decorative order throughout, this lovely home has plenty of natural light that beams through the double glazed windows which, along with the vaulted and beamed ceilings in the lounge and dining room, gives an overall sense of space. Outside the property, in addition to the fine gardens, there is parking for multiple vehicles together with a garage that can be rented by separate agreement.

The accommodation in brief comprises; lounge, good sized kitchen and utility area, two double bedrooms with built-in bedroom furniture and a shower room/wc combined.

Cosawes Park is an award winning development set within a wooded valley of over 100 acres and is widely considered to be one of the premier retirement parks in Cornwall. Ideally placed for the popular harbour town of Falmouth and the cathedral city of Truro, the property is within easy reach of local amenities at Perranwell Station and Carnon Downs.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

Leading from the parking area down the side to a path, step up to a decked area and to the UPVC double glazed door giving access to:

ENTRANCE HALLWAY

With vinyl flooring, airing cupboard, thermostat control, doors leading to all principal rooms, central pendant light.

KITCHEN 3.63m (11'11") x 2.90m (9'6")

UPVC double glazed picture window with Roman blind. Fitted with a range of wall, base and tower units in light wood effect with stone effect roll top work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit and drainer with chrome mixer tap, Lamona electric hob, 1 1/2 electric ovens set into tower unit, white panelled internal door, coved ceiling, inset ceiling spotlights, archway to:



UTILITY AREA 2.01m (6'7") x 1.70m (5'7")

With UPVC double glazed door leading to the parking area. Fitted with light wood effect wall and base units (matching the kitchen) with stone effect roll top work surfaces, space and plumbing for washing machine and space for tall refrigerator/freezer, cupboard housing the boiler and separate cloaks cupboard, coved ceiling, inset ceiling spotlights.

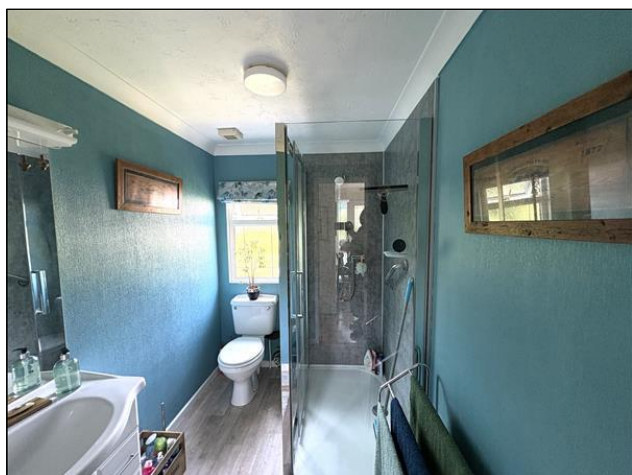


BEDROOM ONE 4.55m (14'11") x 2.90m (9'6")

A dual aspect room with UPVC double glazed windows overlooking the side and rear elevation, a range of built-in wardrobes with overbed storage cupboards, coved ceiling, pendant light, fitted carpet.

**SHOWER ROOM 2.87m (9'5") x 1.70m (5'7")**

Recently fitted modern shower cubicle with glass screen, low-level flush wc, wash hand basin set within a vanity unit, mirror, central pendant light, frosted UPVC double glazed window, coved ceiling, flush ceiling light.

**BEDROOM TWO 3.28m (10'9") x 2.90m (9'6")**

UPVC double glazed window overlooking the side. Fitted with a range of built in wardrobe cupboards with over bed storage, radiator, coved ceiling, central pendant light, fitted carpet.

LOUNGE/DINING AREA 6.20m (20'4") x 5.97m (19'7")

An impressive, spacious, tripe aspect room with a beamed and vaulted ceiling, UPVC double glazed doors leading to the sunny decked area, three further UPVC double glazed windows with far reaching views over the park due to its elevated position, feature fireplace with marble hearth and wooden surround housing an electric fire, two radiators, laminate flooring.



OUTSIDE

The property has generous, well stocked mature gardens which offers a good degree of privacy and comprises of patio areas laid to paving slabs and shingle plus areas of decking with balustrades.



GARAGE

Not owned by the property but is available to rent at £202.45 per quarter.

PARKING

There are ample parking facilities laid to tarmac.

TENURE

Leasehold
Site fees £801.79 per quarter

COUNCIL TAX

Band A.

SERVICES

Mains electricity, water, drainage. oil-fired central heating.

AGENTS NOTE

This is a residential park and therefore suitable for buyers over 55 years of age with no dependent children. No pets allowed. The electric bill is paid by the site owner. Gas is off site and the owner of the park home is responsible for this.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

