



Perranarworthal

A detached, spacious park home
Being sold with vacant possession
Two double bedrooms (one en-suite)
Dressing room
Generous plot with gardens
Parking for two vehicles
Currently with garage
Views over the site and wooded valley
UPVC double glazing & central heating
Highly sought after development for the over 55's

Guide £205,000 Leasehold

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK7388



Offered for sale with vacant possession is this impressive, detached single storey residence set in an elevated location within the highly regarded Cosawes Park residential site between Treluswell and Perranarworthal and sitting within a pleasant wooded valley.

The spacious and well proportioned accommodation has an array of features including UPVC double glazed windows and doors, oil-fired central heating system throughout, an enclosed low maintenance garden, raised decking with views plus a garage and parking for two vehicles.

The accommodation in brief comprises: an entrance vestibule, 19'6" x 12'6" kitchen/diner, nicely appointed kitchen, dining area with views over the park, utility room, living room with a feature fireplace, inner hallway, bathroom and two double bedrooms, the principal having an en-suite shower room and the second having a separate dressing room. The majority of these rooms have a pleasant outlook across the site with woodland and countryside beyond.

Cosawes is an award winning park home development set in a superb wooded valley of over 100 acres and is widely considered to be one of the premier retirement locations in this part of Cornwall. Ideally placed between the harbour town of Falmouth and the cathedral city of Truro, whilst being within easy reach of local amenities at Perranwell Station and Carnon Downs.

A viewing is strongly recommended to appreciate the properties plot, size and finish.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

A driveway with parking for two cars leads to gravelled gardens and a path to the front door.

UPVC DOUBLE GLAZED FRONT DOOR WITH STAINED GLASS INSERT AND LETTERBOX OPENING TO ENTRANCE VESTIBULE

ENTRANCE VESTIBULE/HALL

With ceiling light, radiator, carpet, glazed door to living room, door to kitchen and utility room.

UTILITY ROOM 1.83m (6'0") x 1.45m (4'9")

Having a range of cupboards and drawers with gloss white fronts and a roll top serpentine effect work top surface with splash back, recess for washing machine, UPVC double glazed window to the side, ceiling light, vinyl flooring.

KITCHEN/DINER 5.94m (19'6") x 3.81m (12'6")



KITCHEN AREA 3.81m (12'6") x 2.95m (9'8")

A modern kitchen with a good range of base and wall units comprising of cupboards and drawers with white gloss doors and glass display units, serpentine effect wrap around roll top worktop surface with tiled splash back incorporating an enamel 1 1/2 bowl quality sink with drainer and mixer tap, four-ring electric hob with extractor canopy over, built-in Electrolux double oven, slimline Bosch dishwasher, wine rack, UPVC double glazed window overlooking the front garden, spotlights, vinyl flooring.



DINING ROOM 3.81m (12'6") x 3.05m (10'0")

UPVC double glazed window with an outlook over the rear garden and the site, radiator, ceiling light, fitted carpet. A pair of glazed doors open onto the living room.



LIVING ROOM 4.42m (14'6") x 4.34m (14'3")

A light and airy dual aspect room with UPVC double glazed windows overlooking the side and views over the park. Feature decorative fireplace with mantle housing an artificial electric wood burner, radiator, two ceiling lights, fitted carpet, pair of UPVC double glazed patio doors opening onto a decked/balcony area which overlooks the park and woodland beyond whilst giving a good degree of light.



MAIN HALLWAY

With ceiling light, loft trap with access to roof space, cupboard housing an oil-fired central heating boiler providing domestic hot water and central heating facilities, fitted carpet, doors to the bathroom and the bedrooms.

BATHROOM 2.01m (6'7") x 2.01m (6'7")

Fitted with a three piece suite comprising of a panelled bath with tiled splash back, low-level wc and a wash hand basin set into a vanity unit with storage under, radiator, UPVC double glazed frosted window, ceiling light, extractor fan, door to airing cupboard with shelving and storage.

BEDROOM ONE 4.52m (14'10") x 2.90m (9'6") A double room with UPVC double glazed window to the front with an outlook over the garden with built-in window seat, woodland and countryside beyond, built-in bedroom furniture with a range of cupboards and drawers, bedside cabinets, radiator, ceiling light, carpet, archway to a dressing area.



DRESSING AREA

Two wardrobes with a range of clothes rails and storage, ceiling light, carpet, door to en-suite shower room.

EN-SUITE SHOWER ROOM

A double shower enclosure with marble effect surround and glass screens and mixer shower within. UPVC double glazed frosted window, ceiling light, extractor fan.

BEDROOM TWO 3.05m (10'0") x 2.90m (9'6")

A double bedroom with built-in bedroom furniture including mirrored wardrobes with clothes rail storage within, bedside cabinets, UPVC double glazed window to the rear with views, radiator, ceiling light, carpet, archway to dressing room.



DRESSING ROOM 1.68m (5'6") x 1.37m (4'6") to wardrobe.

A range of built-in wardrobes with clothes rails and storage within, dressing table, UPVC double glazed window to the rear with views, ceiling light, finished with a carpet.



OUTSIDE

PARKING

To the front of the property is a parking area for two vehicles.

GARAGE

The property has an allocated garage which currently comes with the property with an extra rental charge. However, this can be discarded if not required.

GARDENS

The property sits on a generous plot and has gardens that surround the property to the front and rear and comprises of low maintenance gravelled areas with plant and shrub features. To the rear of the property there is a raised decking area with views out across the park and a further gravelled garden which is surrounded by fencing. This area enjoys a good degree of privacy.



AGENTS NOTE

This property is suitable for buyers aged 55 years and over with no dependent children. Pets are not permitted apart from one cat, subject to the approval of the site owner.

SERVICES

Mains electricity and drainage, oil central heating, telephone and broadband.

TENURE Leasehold

SERVICE CHARGES

£801.79 per quarter for the pitch.
£202.45 per quarter for the garage.

COUNCIL TAX BAND A

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.