

ferguson young

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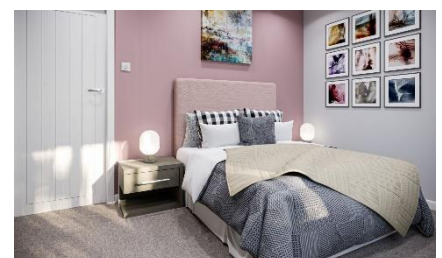
£150,000

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



- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- INTEGRATED APPLIANCES
- MAIN BEDROOM ENSUITE
- OVER 50'S ONLY
- FURNISHED
- RESIDENTIAL PARK HOME
- AVAILABLE OCTOBER 2020

A brand new Park Home measuring 40' x 20' which is expected to be sited in late October 2020 on this long established popular residential park. Lansdowne Park is a quiet rural park home estate in Wheal Rose in Cornwall, just off the A30, with a bus-stop on the doorstep 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 model available is the Tingdene Lampart park home which has two double bedrooms and a study, with the main bedroom having an en-suite shower room/wc. This well laid out home boasts a lounge area, dining area, kitchen with integrated appliances, utility room and main bathroom/wc. The home is warmed by gas central heating, is double glazed and includes all floor coverings and curtains/blinds. All pictures are indicative only of the final appearance and specification.



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Approached via steps up to a front door opening into:-

ENTRANCE HALL

There are doors to all rooms, two built in cupboards, and loft access hatch and inset spotlights.

LOUNGE AREA

14'8" x 10'5" (4.47m x 3.17m)

A well-proportioned lounge area complete with a three seater sofa and arm chair. Inset spotlights and double glazed windows to two sides.

DINING AREA

8'2" x 7'1" (2.49m x 2.16m)

A good sized dining area complete with a dining table and chairs, inset spotlights and a double glazed window. Opens into:-

KITCHEN

8'2" x 8'0" (2.49m x 2.45m)

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, inset gas hob with built in oven below, integrated fridge/freezer, integrated washing machine, inset spotlights and a double glazed window.

UTILITY ROOM

9'1" x 5'4" (2.77m x 1.62m)

A useful area with a range of fitted units.

MAIN BEDROOM

12'8" x 9'1" (3.86m x 2.78m)

A well-proportioned main bedroom comprising of two bedside units and a double bed with headboard and mattress, built in wardrobes, a double glazed window and door to:-

EN-SUITE SHOWER ROOM/WC

A white suite consisting of a tiled shower cubicle, pedestal wash hand basin with mirror over, a close coupled wc, heated towel rail, inset spotlights and a double glazed window.

BEDROOM TWO

9'7" x 8'6" (2.92m x 2.60m)

A good sized second bedroom comprising two bedside units, double bed with headboard and mattress, built in wardrobes and a double; glazed window.

STUDY

6'3" x 5'1" (1.91m x 1.56m)

A useful addition to the accommodation with a desk, office chair and a double glazed window.

BATHROOM/WC

A white suite comprising of a panel bath with tiled splashbacks, pedestal mounted wash hand basin with mirror over, heated towel rail, close coupled wc, inset spot lights and a double glazed window.

OFF ROAD PARKING

There is off road parking for one vehicle.

PITCH FEES AND WATER/SEWERAGE CHARGES

The pitch fee is currently £140 per calendar month. The water and sewerage charge will be £9.65 per calendar month for 2020 but is expected to rise to approximately £20.00 per calendar month for 2021.

RESERVATION FEE

A reservation fee of £10,000 is required to secure the park home. This may be part refundable less any re-marketing costs.

AGENTS NOTE

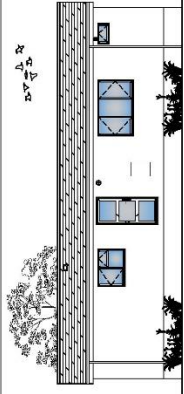
Copies of all relevant paperwork i.e. park rules; licenses etc. are available on request from our offices at 87-88 Fore Street, Redruth or by email.

Over 50's Only.

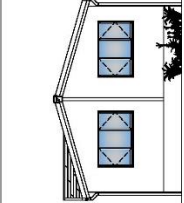
Only 2 Pets are permitted.

Photographs used are for illustration purposes and are only indicative of the final appearance and setting.





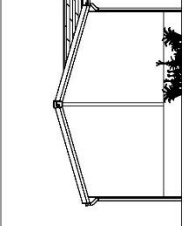
FRONT ELEVATION



END ELEVATION (LOUNGE)



REAR ELEVATION



END ELEVATION (BEDROOM)



THE LAMPPOST

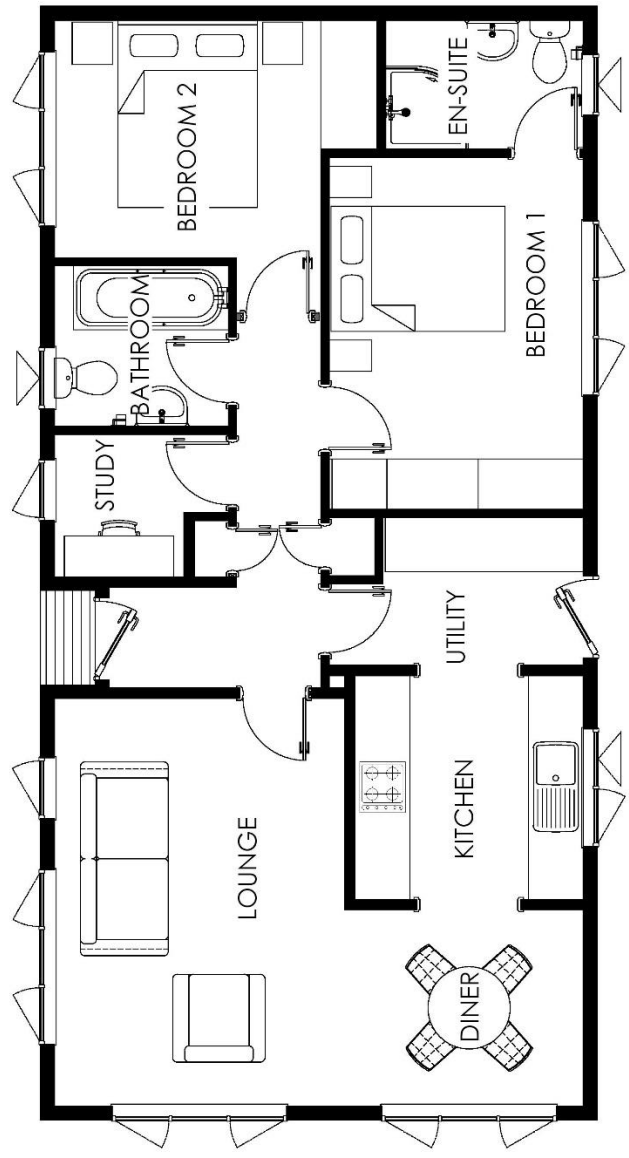
12.192 x 6.096m
40' x 20'

LOUNGE	4.46 x 3.17m
DINER	2.15 x 2.50m
KITCHEN	2.45 x 2.50m
UTILITY	1.62 x 2.78m
BATHROOM	1.76 x 1.90m
BEDROOM 1	3.85 x 2.78m
ENSUITE	1.14 x 4.02m
BEDROOM 2	2.60 x 2.92m
STUDY	1.56 x 1.90m
HALL	1.10 x 4.02m

SCALE 1:50 @A3

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12.192m x 6.096m
40' x 20'

