

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£220,000

Willowside Park, Wheal Rose, TR16 5DD



- BRAND NEW PARK HOME
- FULL RESIDENTIAL OCCUPATION
- 40FT X 20FT
- FULLY FURNISHED
- LPG CENTRAL HEATING
- PARKING FOR TWO CARS
- OVER 50'S ONLY
- COUNCIL TAX BAND A

BRAND NEW PARK HOME ON A NEW DEVELOPMENT

Two bedroom (master ensuite) new Tingdene Barnwell park home measuring 40ft by 20ft set on a new residential park. Willowside Park is an extension to Lansdowne Park - a well-established 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 park home come fully furnished and the accommodation comprises of: Living room, Dining room, Kitchen, Hallway, Bathroom/WC, Master Double Bedroom with walk-in wardrobe and En Suite Shower/WC and a Second Double Bedroom . The home is heated by LPG central heating and the kitchen includes Hob, Electric Oven, Dishwasher, Washing Machine and Fridge/Freezer. There is parking for two cars and a garden landscaped for ease of maintenance.

Demand is expected to be very high and an early viewing of the site and plot reservation is highly recommended.



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Built to BS 3632 standard. 10-year Platinum Seal structural warranty. 7-year boiler warranty. Vaulted ceilings to Lounge. Tongue and groove effect ceilings throughout. Wallpapered and painted walls throughout. Chrome effect handles. Hand painted skirting, architraves, sills and coving.

LOUNGE

9'9" x 18'12" (2.97m x 5.79m)

Two seater sofa and two arm chairs. Feature stove-style electric fire with white surround. Two box bay windows. Patio doors to raised patio with railings. Double doors to dining area. Feature beam. Carpet.

KITCHEN

11'4" x 9'1" (3.45m x 2.78m)

Gas combi boiler. Ceiling height cupboards. Stainless steel 1 ½ bowl sink with mixer tap. Stainless steel gas hob. Stainless steel double electric oven. Stainless steel splashback. Integrated 50/50 fridge/freezer. Integrated dishwasher. Integrated washing machine.

DINER

7'1" x 9'7" (2.16m x 2.92m)

Extending table with 4 grey chairs. Feature pendant light. Double doors to lounge. Carpet.

BATHROOM

6'12" x 5'7" (2.13m x 1.70m)

Panel bath. Pedestal hand wash basin. Built-in linen alcove. Heated chrome towel rail. ½ height tiling to walls. Tiled floor.

MASTER BEDROOM

8'6" x 9'7" (2.59m x 2.92m)

King size divan bed with mattress and headboard. Freestanding bedside drawer units. Walk-in wardrobe. Dressing table with mirror and stool. Carpet.

WALK IN WARDROBE

8'6" x 4'10" (2.59m x 1.47m)

ENSUITE SHOWER ROOM/WC

8'6" x 4'4" (2.59m x 1.32m)

Quadrant Shower. Pedestal hand wash basin. ½ Height tiling to walls. Chrome heated towel rail. Tiled floor

BEDROOM TWO

8'5" x 9'1" (2.57m x 2.78m)

Double divan bed with mattress and headboard. Built-in wardrobes with over bed cupboards. Carpet.

HALLWAY

10'0" x 3'9" (3.05m x 1.14m)

Built-in cloaks cupboard with chrome effect hooks. Loft access. Carpet.

FEES AND CHARGES

Pitch Fee £170pcm Water £16.80pcm
Sewerage £8.25pcm Council Tax Band A

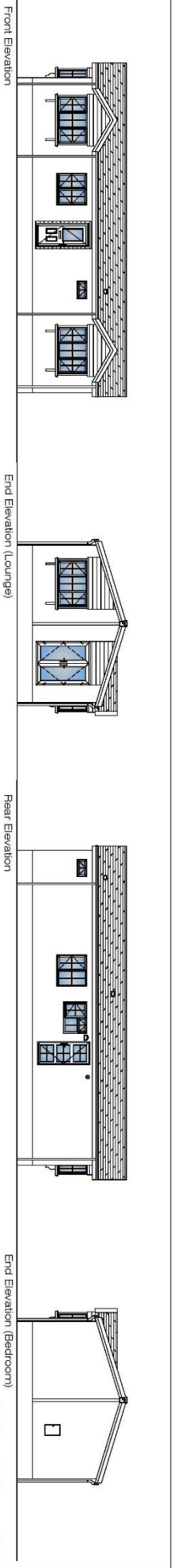
AGENTS NOTE

This park is restricted to over 50's only and only 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. Photographs used are for illustration purposes and are only indicative of the final appearance.

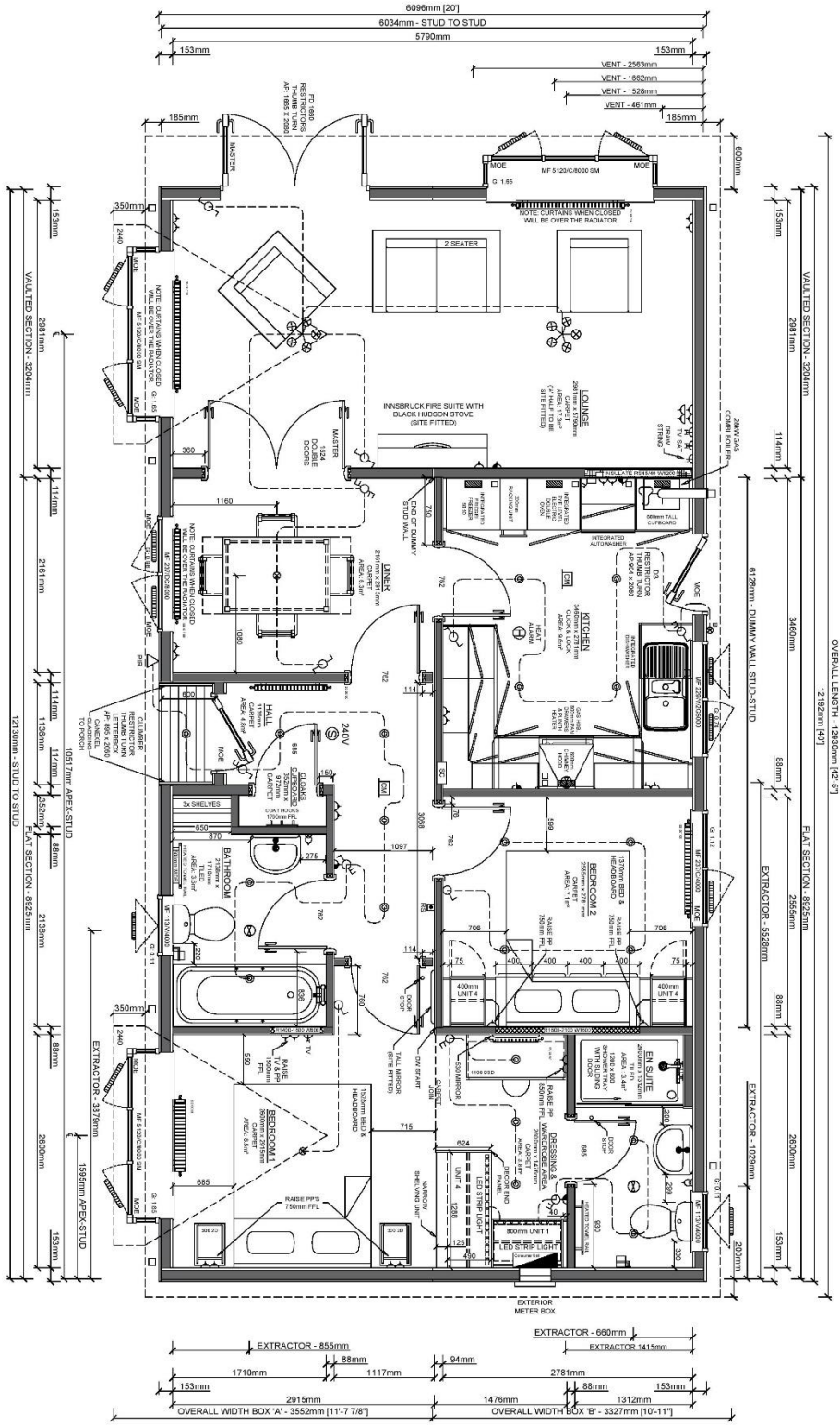
RESERVATION FEE

A reservation fee of £5000 is required to secure the property which is non-refundable but may be transferable to an alternative plot on the site.





Elevations Are For Illustrative Purposes Only



Code	Quantity	Roof Trusses
DD0302 F	46	
DD0304 V	16	

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DD0302 F	46	
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