



**GLENLEIGH PARK, STICKER, ST AUSTELL, CORNWALL PL26 7JD**

**PRICE £99,950**



**A WELL PRESENTED AND REFURBISHED SINGLE UNIT PARK HOME OCCUPYING A LEVEL POSITION ON THIS HIGHLY POPULAR SITE SITUATED ON THE FRINGE OF STICKER VILLAGE OFFERING EASY ACCESS TO ST AUSTELL TOWN AND TRURO. READY TO MOVE INTO THIS HOME IS JUST RIGHT FOR A COUPLE OR SINGLE PERSON. OUTSIDE SPACE HAS BEEN OPTIMISED WITH TIMBER DECKED PATIO AND GRAVELLED LOW MAINTENANCE GARDEN AREAS WHICH OFFER EXCELLENT PRIVACY.**

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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### The Property

A well presented and refurbished single unit park home occupying a level position on this highly popular site situated on the fringe of Sticker village offering easy access to St Austell town and Truro. Ready to move into this home is just right for a couple or single person. Outside space has been optimised with timber decked patio and gravelled low maintenance garden areas which offer excellent privacy. Outside parking and a garage is optional which costs £30 per month in addition to the normal ground rent.

In brief the accommodation comprises of entrance porch, hall, lounge with attractive bow windows, well fitted kitchen, refitted shower room, bedroom.

LPG gas central heating is provided and Upvc windows and doors are fitted.

Ground rent per month £221.21

Sewerage charge per quarter is £27

Garage £30 pounds per month optional

### Room Descriptions

#### Entrance Porch

Finished in Upvc with a door leading in from the front and a door leading to the rear.

#### Entrance hall

With full glazed Upvc door with built in blinds, useful shelved storage cupboard.

#### Lounge

8' 9" x 11' 0" (2.67m x 3.35m) With bow windows to the front and side, French doors leading to a small raised patio.

#### Kitchen

8' 1" x 11' 0" (2.46m x 3.35m) All newly fitted with a range of high gloss fronted units which include base units and high level cupboards, fitted gas four ring hob unit, electric oven, extractor canopy, tiled splashback, bow window to the side, second window, space and plumbing for a washing machine, worktop mounted cupboard housing a Baxi LPG gas fired boiler, space for fridge/freezer.

#### Shower Room

4' 5" x 7' 7" (1.35m x 2.31m) All refitted and included a double shower unit with tinted glass, waterfall shower head and hand held shower head, low level W.C. wash hand basin, extractor fan, radiator, window to the side. the shower room walls are finished in an easy to keep vinyl boarding.

#### Bedroom

11' 0" x 7' 5" (3.35m x 2.26m) With fitted wardrobe cupboard, a range of drawers for storage, dual aspect windows, two bedside tables.

#### Outside

To the front of the property we have a tarmac driveway with parking for two cars and access to the garage which is available for an additional rent. There is also a small gravelled area and a newly fitted timber gate with fencing leading to the left hand side where there is an enclosed gravelled area and a sited a composite storage shed which is optional. From the gravelled area there is a small set of steps leading to a timber decked patio area. Leading to the rear the decking continues and provides access to a useful outside store. There is an electric charging point.