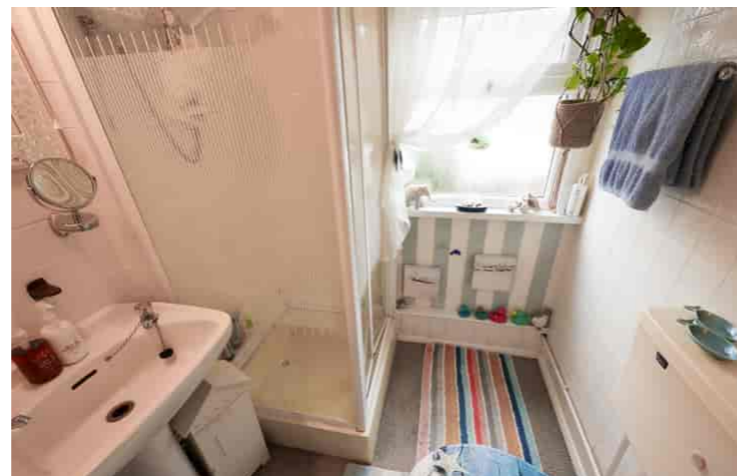


6 GLENLEIGH PARK, STICKER

PRICE £120,000



AVAILABLE FOR SALE CHAIN-FREE, THIS DELIGHTFUL PARK HOME IS LOCATED WITHIN A HIGHLY SOUGHT-AFTER RESIDENTIAL SITE, DESIGNED EXCLUSIVELY FOR THE OVER 55 AGE GROUP. SET IN A FRIENDLY AND WELCOMING COMMUNITY, IT ENJOYS A CONVENIENT POSITION CLOSE TO THE VILLAGE CENTER, WHERE YOU'LL FIND A POST OFFICE, GENERAL STORE, AND A POPULAR PUB. THE PROPERTY OFFERS COMPACT YET PRACTICAL ACCOMMODATION, INCLUDING AN ENTRANCE PORCH/UTILITY AREA, A WELL-EQUIPPED KITCHEN, A COMFORTABLE LOUNGE, TWO BEDROOMS, AND A MODERN SHOWER ROOM. IT IS FITTED WITH LPG PROPANE GAS HEATING AND UPVC DOUBLE-GLAZED WINDOWS AND DOORS, ENSURING COMFORT AND ENERGY EFFICIENCY. EXTERNALLY, THE HOME BENEFITS FROM PARKING SPACE JUST OUTSIDE AND A LOVELY MATURE GARDEN WITH STUNNING RURAL VIEWS, BACKING ONTO PEACEFUL FIELDS. THIS PARK HOME COMBINES COMFORT, CONVENIENCE, AND A RELAXED LIFESTYLE IN AN IDYLIC LOCATION, OFFERING A WONDERFUL OPPORTUNITY FOR THOSE SEEKING A TRANQUIL RETREAT.

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.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933



Room Descriptions

Living Room

12' 5" x 9' 10" (3.78m x 3.00m)
Bow window to the front and side,
leading through to the kitchen.

Kitchen

9' 10" x 9' 8" (3.00m x 2.95m) Built
in cupboard housing wall mounted
LPG gas boiler which supplies
radiators and hot water, bow
window to either side, fitted with a
range of modern base units and
high level cupboards, built in
electric oven and ceramic hob
unit.

Hall

Louvred door to a built in
cupboard, sliding door to the side
porch/utility area.

Porch/Utility Area

Built in shelved cupboard, half
glazed door to the rear and door
to the front, work top area with
space and plumbing for washing
machine, dishwasher and tumble
drier, bow window to the side,
second fitted storage cupboard.

Bedroom 2

6' 10" x 5' 0" (2.08m x 1.52m)
Window to the side.

Bedroom 1

Shower Room

7' 0" x 5' 6" (2.13m x 1.68m)
Window to the side, downflow
heater, shower cubicle with electric
Mira shower, low level W.C. wash
hand basin. Built in shelved
cupboard.

Bedroom 1

9' 10" x 10' 3" (3.00m x 3.12m)
Bow window to the rear, fitted
double and single wardrobe with
vanity unit. There are lovely views
overlooking open countryside.

Outside

To the front of the property is a
small level garden which follows
down the left hand side leading to
a large mature garden with a good
variety of mature plants and
shrubs.

The Property

Available for sale chain-free, this delightful park home is located within a highly sought-after residential site, designed exclusively for the over 55 age group. Set in a friendly and welcoming community, it enjoys a convenient position close to the village center, where you'll find a post office, general store, and a popular pub. The property offers compact yet practical accommodation, including an entrance porch/utility area, a well-equipped kitchen, a comfortable lounge, two bedrooms, and a modern shower room. It is fitted with LPG propane gas heating and UPVC double-glazed windows and doors, ensuring comfort and energy efficiency. Externally, the home benefits from parking space just outside and a lovely mature garden with stunning rural views, backing onto peaceful fields. This park home combines comfort, convenience, and a relaxed lifestyle in an idyllic location, offering a wonderful opportunity for those seeking a tranquil retreat.

Site fee £221.94 pcm.

Sticker is a very popular village location which lies a short distance from St Austell the main town, approximately 2 miles distant. The town offers a full range of shops, schools and amenities. Truro lies further to the East and is about 15 minutes drive away.