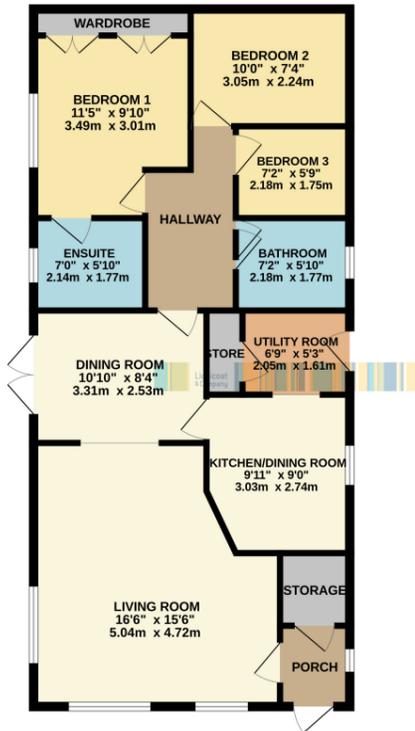


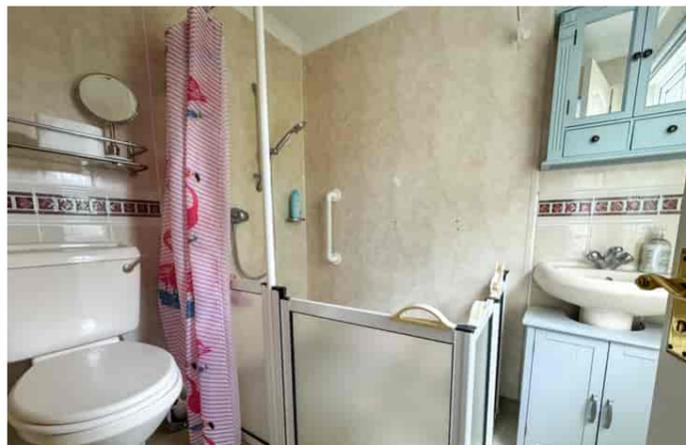
GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA - 868 sq.ft. (80.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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GLENLEIGH PARK, STICKER, ST AUSTELL

PRICE £119,950



CHAIN-FREE AND READY TO MOVE IN !

SPACIOUS 3-BED PARK HOME IN A QUIET CUL-DE-SAC NEAR STICKER VILLAGE. INCLUDES LOUNGE, DINING AREA, KITCHEN, UTILITY, BATHROOM, EN SUITE, AND LPG HEATING. OUTSIDE: PATIO, RAISED SUN DECK, AND MORE. READY TO MOVE IN!

**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.



### The Property

For sale and chain free is this generously proportioned park home offering three bedrooms and situated in a small cul de sac backing onto open fields lying close to the village centre of Sticker. A popular rural village lying to the Eastern side of St Austell and within easy commuting distance to the town and access to Truro approximately 20 minutes drive. In brief the accommodation comprises of Entrance lobby, a lovely spacious lounge with archway to the dining area, kitchen, utility room, three bedrooms, bathroom and en suite shower room to the main bedroom. The property enjoys LPG gas central heating and UPVC windows. Outside large side patio, leading to a raised rear sun deck and steps leading to a further patio area.

Site fee £221 pcm

### Room Descriptions

#### Entrance Porch

With panelled UPVC door, window to the side, door to a large storage cupboard with shelving and light.

#### Lounge

15' 6" x 16' 6" (4.72m x 5.03m)  
Two windows to the front and patio doors to the side, mock fireplace with electric fire, three wall lights, dividing archway through to the dining room.

#### Dining Room

10' 8" x 8' 5" (3.25m x 2.57m) With French doors to the side, door through to the inner lobby, door to the kitchen.

#### Kitchen

10' 4" x 9' 9" (3.15m x 2.97m)  
Space and plumbing for dishwasher, space for fridge and space for cooker, good range of base units finished in a light Grey with tiled splashback, window to the side, low voltage ceiling lighting, archway to the utility room.

#### Utility Room

7' 0" x 5' 0" (2.13m x 1.52m) With door to the side, worktop with space below for washing machine and tumble dryer, door to large cupboard housing wall mounted gas boiler.

#### Inner hallway

access to the roof void.

#### Shower room

7' 0" x 5' 10" (2.13m x 1.78m) With White suite comprising shower cubicle with mains shower, low level W.C. wash hand basin, window to the side, wall light, recessed ceiling lighting, , extractor fan.

#### Bedroom 1

11' 8" x 9' 10" (3.56m x 3.00m)  
Fitted with a range of wardrobe furniture and storage units, plus a vanity unit with plenty of drawers, window to the side, door to the en suite.

#### En Suite wet room

5' 8" x 7' 0" (1.73m x 2.13m) With shower cubicle with built in mains shower, low level W.C. wash hand basin, extractor, partially tiled walls, window to the side.

#### Bedroom 2

9' 10" x 7' 8" (3.00m x 2.34m) With window to the rear, two sets of built in wardrobe cupboards

#### Bedroom 3

7' 0" x 5' 6" (2.13m x 1.68m) Fitted storage wardrobe and desk unit, window to the side.

#### Outside

The property is situated at the end of a cul de sac and backs onto open fields, There is a generous paved patio to the side which leads to a rear raised patio. Further to the rear there is access to a further patio area which backs onto fields.