

Cumbrian Properties

32 Waters Edge, Southwaite Green Mill



Price Region £195,000

Park Home set on a stunning elevated setting
2 receptions | 2 bedrooms | 2 bathrooms
Over 55's | Available to live in all year round

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Located in the popular and well run gated community for the over 55's within easy reach of Penrith and the Lake District. This beautiful Park Home provides excellent two bedroom accommodation in a stunning elevated setting overlooking the river Eamont. Providing a cost effect alternative to a bungalow, this quiet development of Park Homes is available to live in all year round. The easily managed and well thought out accommodation briefly comprises lounge, dining room, fully fitted kitchen with integrated appliances, two double bedrooms, en-suite shower room to the Master bedroom and main bathroom with built in TV. The exterior is low maintenance with a paved patio seating area, driveway providing parking for three cars and detached garage with power and lighting. Viewing is essential to appreciate the quality of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

Double glazed door into entrance hallway.

ENTRANCE HALLWAY Radiator, built in storage cupboard, loft access, radiator and coving to ceiling. Doors to lounge, two bedrooms and bathroom.

LOUNGE (19'9 x 12') UPVC double glazed windows to the side, electric fire, two radiators, door to dining room and UPVC double glazed patio door leading out to the raised patio seating area.



LOUNGE

DINING ROOM (9'8 x 9') UPVC double glazed windows to the rear and one to the side overlooking the river. Radiator and opening through to the kitchen.



DINING ROOM

KITCHEN (9' x 8'10) Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, gas hob with fitted extractor hood over, built in oven, integrated dishwasher and tiled splashbacks. UPVC double glazed window to the side, tiled flooring and opening through to the utility room.



KITCHEN

UTILITY ROOM (9' x 5'2) Tiled flooring, matching wall and base units, integrated washing machine, single bowl sink with mixer tap and integrated fridge/freezer. Cupboard housing the boiler, radiator and UPVC double glazed door to the side.

BATHROOM A white suite comprising panelled bath with shower over, low level WC and wash hand basin with storage cupboard below. Tiled flooring, radiator, built in TV, tiled walls, UPVC double glazed window to the side.



UTILITY ROOM



BATHROOM

BEDROOM 1 (11'5 x 10'5) Two UPVC double glazed windows to the side, radiator, coving to ceiling and built in wardrobes with sliding doors. Door to en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM Shower cubicle, low level WC and wash hand basin with storage cupboards below. Radiator, tiled walls, tiled flooring and UPVC double glazed window to the side.

BEDROOM 2 (10'5 x 9'10) UPVC double glazed window to the side, radiator, coving to ceiling and built in wardrobes.



BEDROOM 1 EN-SUITE



BEDROOM 2

OUTSIDE Parking for three cars leading to a detached garage with up and over door, power and lighting. Raised patio seating area with lovely view over the river Eamont and a gravelled garden leads around to the side with gated access to both sides.



GARDEN



ADDITIONAL PARKING



OUTLOOK

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PITCH/SITE FEES £1,815.78 per annum.

COUNCIL TAX We are informed the property is Tax Band A.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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