






The floor plan shows a 3-bedroom house with the following layout:

- Lounge:** A large open-plan area at the front of the house.
- Dining Room:** Adjacent to the lounge.
- Kitchen:** Adjacent to the dining room, featuring a breakfast bar and access to a rear garden.
- Entrance Hall:** A central hallway with a coat closet and access to the front garden.
- Bedroom 1:** A large bedroom with a bay window and access to a front garden.
- Bedroom 2:** A medium-sized bedroom.
- Bedroom 3:** A small bedroom with a bay window.
- Bathroom:** A full bathroom with a bathtub.
- Utility Room:** A room for laundry and storage, featuring a utility cupboard and access to a rear garden.
- Storage:** A small storage room.
- Wardrobes:** Two wardrobes, one in the entrance hall and one in the utility room.
- Ensuite:** An ensuite bathroom for Bedroom 1.

A small, compact bathroom with a white pedestal sink, a white toilet, and a white vanity unit. A window with a floral patterned blind is visible on the right. A blue towel hangs on the wall.





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### The Property

For sale this beautifully presented park home is located on a highly sought-after site to the West of St Austell, on the outskirts of a charming rural village. Just a short 15-minute drive from Truro, it offers both peace and convenience. The park home, approximately 8 years old, features an entrance hall, a spacious lounge, a separate dining area, and a well-equipped kitchen. Additionally, there is a rear lobby/utility area, a bathroom, and two double bedrooms with a generous range of fitted units, wardrobes, and ample storage. The master bedroom benefits from an en-suite shower room. Externally, the property boasts a landscaped, level garden to the front and a low-maintenance, paved area to the rear, along with gravelled parking on both sides.. Heating is provided by a LPG gas central boiler which also supplies hot water. Windows and doors are of the UPVC type.

### Room Descriptions

#### Side entrance/Utility area

8' 4" x 3' 2" (2.54m x 0.97m) With part glazed door leading in from the rear. Fitted with large full height cupboards, incorporating a full height freezer and fridge, space and plumbing for washing machine. Open way through to the kitchen.

#### Kitchen

9' 10" x 9' 3" (3.00m x 2.82m) Well fitted with an excellent range of base units and high level cupboards, cupboard housing Potterton LPG gas boiler, supplying radiators and hot water, electric eye level oven with storage above and below, gas hob with extractor above, tiled splashback, low voltage lighting, window to the side, small paned glazed door leading into the dining room

#### Dining Room

9' 10" x 9' 10" (3.00m x 3.00m) window to the front, low voltage lighting, small paned door leading into the hallway.

#### Lounge

20' 0" x 14' 0" (6.10m x 4.27m) A lovely large light room with twin bow windows to the side and the front, feature mock fireplace with electric fire inset.

#### Entrance Hall

With part glazed panelled U.p.v.c. door, large hat and coat cupboard.

#### Bathroom

6' 5" x 6' 4" (1.96m x 1.93m) Vanity unit with basin and cupboards below, low level W.C. towel radiator, wall mounted storage cabinet, walkin mains shower, useful vertical shelved area, window to the front, low voltage lighting.

#### Bedroom 1

10' 3" x 13' 3" (3.12m x 4.04m) which narrows to 9' 3" With bow window to the front, wardrobe cupboard, two double wardrobe cupboards, access the the ensuite shower room.

#### En Suite Shower Room

6' 5" x 5' 6" (1.96m x 1.68m) Vanity unit with basin and storage, low level W.C. corner shower cubicle with mains shower, window to the side, towel radiator.

#### Bedroom 2

9' 3" x 8' 6" (2.82m x 2.59m) With low voltage lighting, fitted wardrobe cupboard window to the side.

#### Outside

To the front of the property is an attractive level garden planted with a variety of shrubs and plants finished with golden flint chippings to reduce maintenance this is carried over to either side of the property to provide parking for 2/3 cars. To the rear is a nice paved patio style garden. There is a useful timber summer house.