

MOUNTLEA COUNTRY PARK, PAR, CORNWALL PL24 2JR

PRICE £177,950



FOR SALE AND CHAIN FREE IS THIS WELL PRESENTED PARK HOME SITUATED ON THIS HIGHLY REGARDED COASTAL SITE WHICH ENJOYS A QUIET LOCATION BUT ALSO ENJOYING EASY ACCESS TO ALL THE VILLAGE AMENITIES WITH IN THE VILLAGE OF PAR. THE ACCOMMODATION ON OFFER COMPRISES OF ENTRANCE HALL, LOVELY SPACIOUS OPEN PLAN LOUNGE AND DINING ROOM, WELL FITTED KITCHEN, TWO DOUBLE BEDROOMS WITH FITTED BEDROOM FURNITURE AND BATHROOM. OUTSIDE LEVEL PARKING AND A DETACHED GARAGE WITH NEAT GARDENS AND ENCLOSED PRIVATE REAR GARDEN WHICH IS MAINLY PAVED FOR EASE OF MAINTENANCE.

AGENTS NOTE - SERVICE CHARGES/SITE FEES COME TO £195.75 A MONTH, THIS INCLUDES THE MONTHLY RENTAL FOR THE GARAGE. GAS, WATER & ELECTRIC ARE SEPARATE. THIS IS AN OVER 55'S SITE AND ALLOWS A CAT & DOG.

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

For sale and chain free is this well presented park home situated on this highly regarded coastal site which enjoys a quiet location but also enjoying easy access to all the village amenities with in the village of Par. The accommodation on offer comprises of entrance hall, lovely spacious open plan lounge and dining room, well fitted kitchen, two double bedrooms with fitted bedroom furniture and bathroom. Outside level parking and a detached garage with neat gardens and enclosed private rear garden which is mainly paved for ease of maintenance.

The home is equipped with Upvc windows and doors and LPG gas fired central heating.

AGENTS NOTE - service charges/site fees come to £195.75 a month, this includes the monthly rental for the garage. Gas, water & electric are separate. This is an over 55's site and allows a cat & dog.

Room Descriptions

Entrance Hall

Two built-in storage cupboards.
Doors to:-

Dining Room

10' 0" x 7' 0" (3.05m x 2.13m)
Double glazed window to front.
Opening to;

Lounge

19' 6" x 11' 2" (5.94m x 3.40m)
Double glazed windows to rear and side. Focal point electric fireplace.

Kitchen

11' 10" x 9' 3" (3.61m x 2.82m)
Double glazed window and door to rear garden. Fitted range of modern, white finished cupboards and drawers with worktops over. Inset stainless steel sink unit with mixer tap. Inset four ring electric hob with extractor canopy over, set in a matching range of wall units. Fitted eye level electric double oven. Space and plumbing for washing machine. Heated towel rail.

Bedroom One

11' 2" x 9' 6" (3.40m x 2.90m)
Double glazed window to rear.
Twin fitted wardrobes with matching drawer and locker units.
Door to;

En Suite

Double glazed window to rear.
Tiled walls. Fitted suite of shower cubicle, wash basin and WC.

Bedroom Two

11' 2" x 9' 6" (3.40m x 2.90m)
Double glazed window to front.
Twin fitted wardrobes with matching drawer and locker units.

Bathroom

Double glazed window to front.
Part tiled walls. Fitted suite of panelled bath with shower over, pedestal wash basin and WC.