Liddicoat & Company



MANOR PARK, RESUGGA GREEN, ST AUSTELL PRICE £90,000









THIS BEAUTIFULLY PRESENTED PARK HOME FEATURES TWO BEDROOMS AND IS LOCATED AT THE FAR END OF THE SITE, OFFERING STUNNING RURAL VIEWS THAT EXTEND ACROSS OPEN FARMLAND. THE ACCOMMODATION INCLUDES A SPACIOUS L-SHAPED LOUNGE/DINING AREA, A KITCHEN, TWO BEDROOMS, AND A BATHROOM. OUTSIDE, YOU'LL FIND A GRAVEL FRONT GARDEN, A PARKING SPACE, AND A LOVELY RAISED DECKING AREA AT THE REAR. ADDITIONAL BENEFITS INCLUDE LPG GAS CENTRAL HEATING AND UPVC WINDOWS AND DOORS.



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

This beautifully presented park home features two bedrooms and is located at the far end of the site, offering stunning rural views that extend across open farmland. The accommodation includes a spacious L-shaped lounge/dining area, a kitchen, two bedrooms, and a bathroom. Outside, you'll find a gravel front garden, a parking space, and a lovely raised decking area at the rear. Additional benefits include LPG gas central heating and UPVC windows and doors.

Site fee £195pcm

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Room Descriptions

Lounge/Dining Room

5.9m x 4.45m (19' 4" x 14' 7") This is the L shaped room max. Two sets of sliding patio doors, leading onto the rear patio. Full glazed door to both sides and window eitherside. Open plan leading into the kitchen.

Kitchen

3.2m x 2.8m (10' 6" x 9' 2") The kitchen is well fitted with light wood effect base units and high level cupboards, quartz effect worktop with tiled splashback, built in oven hob and extractor, extractor fan, florescent stripe light, window to the side, airing cupboard housing wall mounted LPG gas fired boiler with shelving.

Bathroom

1.67m x 2.0m (5' 6" x 6' 7") Fitted with an attractive white suite comprising panelled bath with shower mixer tap, low level W.C. wash hand basin, extractor fan, window to the side, vinyl panelled walls.

Bedroom 2

2.1m x 2.87m (6' 11" x 9' 5") Window to the front.

Bedroom 1

2.88m x 3.0m (9' 5" x 9' 10") Window to the front.

Outside

To the front of the property is a level gravelled garden area with wooden fencing and to the side a wide gravelled area to the right hand side. To the left is a hardstanding space and to the rear a raised composite patio which directly backs onto open fields.