

33 GLENLEIGH PARK, STICKER, ST AUSTELL, CORNWALL PL26 7JD

PRICE £155,000



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**FOR SALE AND CHAIN FREE IS THIS WELL PRESENTED LARGER PARK HOME SITUATED ON THIS HIGHLY POPULAR SMALL DEVELOPMENT ON THE FRINGE OF STICKER VILLAGE. THE ACCOMMODATION IS WELL DESIGNED AND COMPRISES OF ENTRANCE LOBBY, KITCHEN/DINING ROOM, UTILITY ROOM, SPACIOUS LOUNGE, CONSERVATORY, TWO BEDROOMS, EN SUITE SHOWER ROOM, BATHROOM. OUTSIDE SEMI DETACHED GARAGE. LEVEL MAINLY GRAVELLED GARDEN AREA TO THREE SIDES WITH THE REAR HAVING A SUNNY PATIO AREA.**

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

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### The Property

For sale and chain free is this well presented larger park home situated on this highly popular small development on the fringe of Sticker village. The accommodation is well designed and comprises of Entrance lobby, kitchen/dining room, utility room, spacious lounge, conservatory, two bedrooms, en suite shower room, bathroom. Outside semi detached garage. Level mainly gravelled garden area to three sides with the rear having a sunny patio area. The property benefits from gas central heating.

This is a lovely and quiet residential park situated on the fringes of the popular village of Sticker. The village hosts a range of local facilities including convenient store/post office, public house, village hall and garage. A short walk away is Griggs Country Store which benefits from a lovely restaurant. There is a regular bus service running between St Austell and the City of Truro. There is excellent access to the surrounding road network, the nearby working fishing village of Mevagissey, the picturesque scenery and coastal walks of the Roseland Peninsula, and the renowned Lost Gardens of Heligan. The town of St Austell and the city of Truro have an extensive retail centres, cinemas and main line railway stations.

### Room Descriptions

#### Entrance Hall

Door leading into the open plan kitchen/diner, living room and utility room. Radiator. Vinyl flooring.

#### Kitchen/Dining Room

5.92m x 2.94m (19'5" x 9'7") - Open plan room. Double glazed window to the front aspect. A range of wall and base fitted units with roll top work surfaces. Integrated gas hob with extractor over. Integrated oven. Fridge freezer. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Vinyl flooring in the kitchen area. Carpeted flooring in the dining area.

#### Lounge

4.42m x 3.93m (14'6" x 12'10") - Double glazed window to the rear aspect. Two double glazed windows to the side aspect. Gas feature fire. Two radiators. Ample plug sockets. TV point. Carpeted flooring.

#### Conservatory

3.00m x 2,94m (9'10" x 6'6",308'4") - L-shaped sofa. Plug sockets. Vinyl flooring. Door leading out to the garden.

#### Utility Room

1.72m x 1.46m (5'7" x 4'9") - Double glazed window to the side aspect. Cupboard housing Worcester boiler. Freestanding washing machine and tumble dryer. Plug sockets. Vinyl flooring.

#### Inner Hall

Smoke sensor. Thermostat. Doors leading to:

#### Bedroom 1

4.28m x 2.99m (14'0" x 9'9") - Maximum measurements taken. Large double glazed window to the front aspect. Built in wardrobes. Radiator. Ample plug sockets. Carpeted flooring. Door leading into the

#### En Suite Shower Room

- 1.43m x 1.38m (4'8" x 4'6") - Frosted double glazed window to the side aspect. Shower cubicle with waterfall head plus additional shower head. Wash basin. WC with push flush. Radiator. Skirting. Carpeted.

#### Bedroom 2

3.15m x 3.11m (10'4" x 10'2") - Double glazed window to the rear aspect. Built in wardrobes. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

#### Bathroom

1.97m x 1.79m (6'5" x 5'10") - Frosted double glazed window to the rear aspect. Extractor fan. Bath with shower over. WC with push flush. Wash basin with storage below. Storage cupboard. Radiator. Vinyl flooring.

#### Outside

Low maintenance wrap around garden. Outside tap

#### Parking

There is parking available around the site. The current owners rent a garage next to the property for £30pcm.

#### General Notes

Services - There is a pitch fee of £216.45 per month (£2597.40pa). The current owners rent out a garage for £30pcm. The property is connected to mains electricity and water. LPG heating. Private drainage. This property falls under Council Tax Band A.

Agents Note - This site is suitable for over 50s only.