



**CROFT FARM PARK, LUXULYAN, BODMIN, CORNWALL PL30  
5EW**

**PRICE £150,000**



**FOR SALE A GENEROUSLY PROPORTIONED PARK HOME SITUATED ON THIS QUIET RURAL DEVELOPMENT JUST OUTSIDE THE VILLAGE OF LUXULYAN. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS, EN SUITE WET ROOM AND MAIN BATHROOM. OUTSIDE PARKING AND A LEVEL GARDEN MAINLY LAID TO PATIO WITH A SMALL LAWNED AREA TO THE FRONT. THE PROPERTY BENEFITS FROM UPVC WINDOWS AND LPG GAS CENTRAL HEATING.**

**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.



### The Property

For sale a generously proportioned park home situated on this quiet rural development just outside the village of Luxulyan. In brief the accommodation comprises of Entrance hall, lounge/dining room, kitchen, two bedrooms, en suite wet room and main bathroom. Outside parking and a level garden mainly laid to patio with a small lawned area to the front. The property benefits from UPVC windows and LPG gas central heating.

The monthly charge to the site is £168 per month. We understand the property is 24 years old.

### Room Descriptions

#### Entrance Hall

With UPVC door, two large built in storage cupboards, access to the roof space.

#### Lounge/Dining Room

19' 6" x 11' 8" (5.94m x 3.56m)  
Which is L shaped max, with two bay windows at the front, picture window to the side, mock fireplace with wooden mantel, marble hearth and LPG gas living flame gas fire, half glazed French doors leading in from the hallway.

#### Kitchen

9' 6" x 15' 4" (2.90m x 4.67m)  
Fitted with a range of base units and high level cupboards, built in Zanussi double oven, full height storage units, built in fridge and freezer, breakfast bar, full glazed door to the side, built in hob, with extractor above, space and plumbing for washing machine, fitted whirlpool dishwasher, tiled splashback.

#### Bathroom

With a white suite comprising a paneled bath with shower mixer attachment, low level W.C. was hand basin, window to the side extractor, tiled walls.

#### Bedroom 1

12' 6" x 9' 6" (3.81m x 2.90m)  
Attractive bay window, full range of built in wardrobe cupboards including a vanity unit with drawers, high level storage lockers, small display alcoves, two walls lights and door leading to the en suite wet room.

#### En Suite Wet Room

5' 3" x 5' 10" (1.60m x 1.78m) With fully tiled walls, electric shower, low level W.C. wash hand basin, extractor fan, window to the side.

#### Bedroom 2

11' 8" x 9' 6" (3.56m x 2.90m) Well fitted with a comprehensive range of fitted wardrobes storage lockers and vanity unit. Two wall lights, attractive bay window to the rear.

#### Outside

The property occupies a completely level garden and comprises of a Level paved area on the left hand side which widens to the rear and then follows around to the rear where there is a small area of lawn. To the right hand side, (the front), there is more paving and semi circular steps leading to the front door. To the front of the property is a gravelled area. There is tarmac hardstanding to the left hand side. Useful outside storage shed.