



PROPERTY DESCRIPTION

An opportunity to purchase a modern Park home property that is located on a small development of just 8 park homes, the home is located near Swanpool and Falmouth golf course. The park home itself is a Prestige Sonata and measures 32 foot x 18 foot, it is approximately 4 years old and therefore is finished to a very nice modern standard throughout. Internally the owners have upgraded the accommodation, the property now benefits from an upgraded modern shower room and the addition of a wood burning stove set within the open plan triple aspect living room and kitchen. The kitchen comprises a modern range of high gloss units that benefits from integrated appliances.

There are two double bedrooms, both of which benefit from double fitted wardrobes. The property further benefits from double glazing and gas (LPG) central heating.

Externally the property benefits from gardens to four sides, being at the top of development these area enjoy a great deal of privacy. The property also benefits from parking.

The location of the property is less than half a mile from Swanpool beach and approx 250 metres from Falmouth golf course. The property also provides easy access to the South West coast path, there is also a nearby bus stop and garden centre. Falmouth town centre is also within approx a mile and a half by road, therefore making this an extremely convenient location.

A very nice example of one of these park home properties. A viewing is very highly advised.

FEATURES

- Modern Park Home
- Small Development
- Private Location
- Kitchen With Integrated Appliances





ROOM DESCRIPTIONS

Open Plan Living Area And Kitchen

5.31m x 5.92m (17' 5" x 19' 5") A lovely triple aspect open plan living space with a vaulted ceiling that enjoys lots of natural light.

Living Area:

The living area benefits from bow windows to the front and side, further double glazed doors to the side that open to one area of the garden, focal point wood burning stove set on slate hearth with mantle over, tv point, three radiators and open access through to the kitchen area.

Kitchen Area:

The kitchen area comprises a comprehensive range of modern high gloss slab fronted floor, wall and drawer units with working surfaces over and matching upstands, fitted stainless steel oven with hob over and stainless steel cooker above, inset stainless steel sink and drainer unit, integrated appliances including dishwasher, fridge freezer and washing machine, central breakfast bar area with cupboards below, double glazed window to the rear, door to the front and panel door through to the inner hallway.

Inner Hallway

Panel door from the kitchen area, access to loft space, panel doors off to the two bedrooms and also the upgraded shower room.

Bedroom One

2.49m x 4.26m (8' 2" x 14' 0") Panel door from the hallway, double glazed window to the rear overlooking the garden, radiator, coved ceiling, two fitted double wardrobes to one wall providing hanging and storage space.

Bedroom Two

2.49m x 2.49m (8' 2" x 8' 2") Panel door from the hallway, double glazed bow window to the front, radiator, coved ceiling, fitted triple wardrobes to one wall providing hanging and storage space, recess to side.

Shower Room

The shower room has recently been upgraded by the current owners. The shower room comprises a full width shower enclosure with glazed doors and chrome mixer shower over, low maintenance panel walling, low level w.c, vanity wash hand basin with chrome taps over, radiator, extractor fan, double glazed window to the front.

Gardens

The property enjoys gardens to all four sides, this allowing the property to take in most of the days sunshine. The gardens are also very private due to the location of the property, the property being at the very top of the development which secures the privacy also. As you approach the property there is a large paved terrace to the right hand side of the property, this area providing the perfect spot for outside dining. At the front of the property there is a paved terrace to one side that leads to the side and rear gardens. The side and rear gardens enjoy a great deal of privacy and to a majority are enclosed by walling with timber fencing. The rear garden also has a large shed situated to one side, this providing ample storage space.

Parking

The property enjoys the benefit of a large allocated parking space. There are also additional visitor spaces set out within the parking area.

Additional Information

Tenure- The park home is under Mobile homes Act. The Park Home itself is owned outright, whilst the plot and garden on which it lies is leased at a cost of £179.60 per calendar month. The site is owned by Mr David Light of DHL Homes & Estates Ltd.

Services- Mains Water And Electricity.

Council Tax- Band A Cornwall Council.

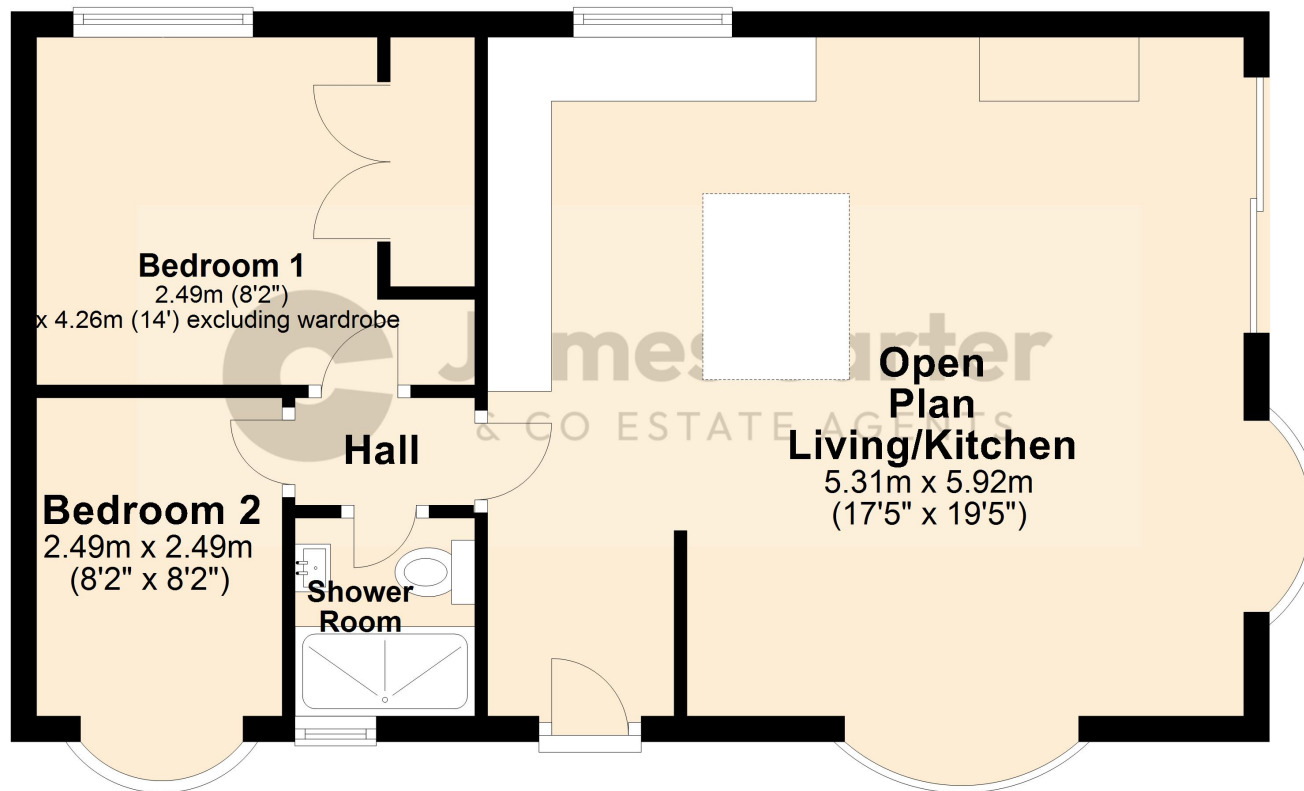
Agents Note- The park has an age restriction of 50 Years, the park allows residents of 50 years of age and older. Residents are permitted to have two pets.



FLOORPLAN

Ground Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



Total area: approx. 54.0 sq. metres (581.0 sq. feet)

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