

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£230,000

49 Willowside Park, Lansdowne Park, Wheal Rose, Scorrier, TR16 5DB



- BRAND NEW PARK HOME
- TWO BEDROOMS
- MASTER ENSUITE
- FULL RESIDENTIAL OCCUPATION
- PARKING FOR UP TO 2 CARS
- TWO PETS PERMITTED
- OVER 45'S ONLY
- RURAL SETTING

BRAND NEW PARK HOME ON A NEW DEVELOPMENT

Two bedroom (master ensuite) new Omar Westfield park home measuring 42ft by 20ft set on a new residential park. Willowside Park is an extension to Lansdowne Park - a well-established quiet rural park home development in Wheal Rose in Cornwall, just off the A30, with a bus-stop nearby and only about 7 miles drive from Truro. Whilst close to Redruth for local shops and facilities, the park is within walking distance to a local bakery and farm shop and also a short drive to Porthtowan beach and Portreath Harbour on the coast. The park home come fully furnished and the accommodation comprises of: Open Plan Living Area, Hallway, Bathroom/WC, Master Double Bedroom with walk-in wardrobe and En Suite Shower/WC and a Second Double Bedroom with walk-in wardrobe. The home is heated by LPG central heating and the kitchen includes Hob, Electric Oven, Dishwasher, Washing Machine and Fridge/Freezer. There is parking for one vehicle and a garden landscaped for ease of maintenance. Council Tax Band A. EPC: NA



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There is a double glazed door opening to:-

OPEN PLAN LIVING AREA

21'4" MAX x 18'11" (6.50m x 5.77m)

A light and airy living area complete with lounge suite, units, dining table and chairs, vaulted ceiling, patio doors opening onto a deck area, kitchen area comprising of a range of eye level and base units with work surface over, sink with side drainer, built in hob, electric oven, dishwasher, washing machine and fridge/freezer. Double glazed windows to all sides and two radiators. Door to:-

HALLWAY

There are doors to both bedrooms and the bathroom/wc and and two built in storage cupboards.

MASTER BEDROOM

11'9" x 9'2" (3.58m x 2.79m)

A good size master bedroom complete with furniture. There are double glazed windows to one side, and doors to the ensuite shower/wc and the walk-in wardrobe. Radiator.

EN-SUITE SHOWER/WC

7'7" x 6'2" (2.31m x 1.88m)

There is a double width shower tray with enclosure, close coupled WC and a pedestal mounted wash hand basin, double glazed window to the side and a radiator.

WALK IN WARDROBE

5'6" x 4'7" (1.68m x 1.40m)

Shelving and hanging space. Radiator.

BEDROOM TWO

12'2" x 9'2" (3.71m x 2.79m)

A good size second double bedroom complete with furniture, double glazed window to the side and a radiator. Door to:-

WALK IN WARDROBE

4'7" x 3'11" (1.40m x 1.19m)

Shelving and hanging space. Radiator.

BATHROOM/WC

7'3" x 6'2" (2.21m x 1.88m)

Modern Suite consisting of a panel bath with shower mixer tap, close coupled WC, pedestal mounted wash hand basin, radiator and a double glazed window to the side.

OUTSIDE

GARDENS

There are surrounding gardens which have been landscaped for ease of maintenance.

OFF ROAD PARKING

There is an off road parking space for up to two cars.

PITCH FEES & CHARGES

Pitch Fee £181.39pcm Water £6.69pcm

Sewerage £9.31pcm

AGENTS NOTE

This park is restricted to over 45's only and only 2 Pets are permitted. Copies of all relevant paperwork i.e. park rules; licenses etc are available on request from our offices at 3 Market Way, Redruth, or by email. Photographs used are for illustration purposes and are only indicative of the final appearance. LPG cylinder gas is connected. Water & Sewerage are via the park Mains Electricity is connected. Broadband is connected.

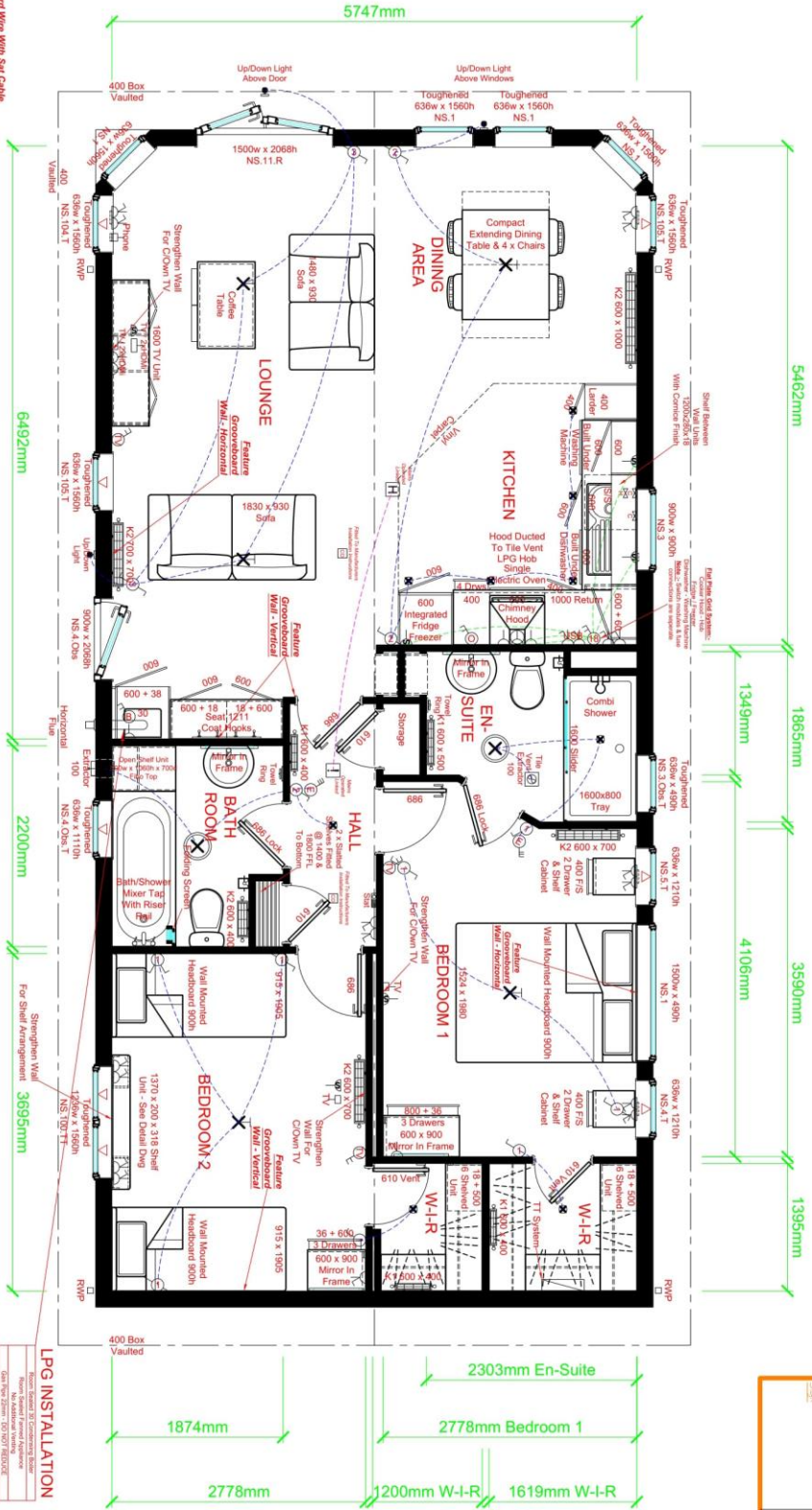
RESERVATION FEE

A reservation fee of £5000 is required to secure the property which is non-refundable but may be transferable to an alternative plot on the site.



1.3° Vaulted Ceiling Throughout

B



TV Mount With Wall Set Cable, With Cabled Trails Show Unit To Reach Furthest Outside Edge Of Floor
 Please Mount With Wall Set Cable, With Cabled Trails Show Unit To Reach Furthest Outside Edge Of Floor

LPG INSTALLATION
 Refer to No. Addressed Installation
 Call On 01842 814328

OMAR
 PARK & LEISURE HOMES
 London Road, Brandon, Suffolk, IP27 0NE
 Phone: 01842 810673 - Fax: 01842 814328

PARK OWNER: APPROXIMATE DIMENSIONS
 Please note that the following overall dimensions will need to be taken on site and are subject to the Model Statement 1989 on your part.
 Overall Wall Length Including Cladding = 12.892m
 Overall Wall Width Including Roof & Windows = 7.3726m
 Overall Wall Width Including Roof & Windows = 7.300m
 Maximum Floor-to-Ceiling Height = 4.200m

12.802m x 6.012m (42'-0" x 20')	
Westfield 2DB	
Lansdowne Park Homes	

No:	Revision:	Date:
A	Production details added - AME	25-08-22

Date:	23-08-22	A-26510
Scale:	1:50	
Drawn By:	LIF	
Drawing No:	B4 22 0901	
Serial No:	22 OM B4 2704	

This house is designed in accordance with BS 3632

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Approved By: CUSTOMER
 Signed Date:

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 APPROVED BY CUSTOMER