Kimberley's

The adventure starts Here...



20 Cosawes Park, Perranarworthal, TR3 7QS

Guide Price £50,000 Leasehold

A detached one bedroom park home that is being offered for sale at a very competitive level with no onward chain.

- A one bedroom detached park home
- Highly sought after development for the 'over 55's'
- Requires cosmetic refreshement
- UPVC double glazing, LPG gas fired central heating
- Off road parking space
- Desirable wooded site at Cosawes Park
- Open plan kitchen/living room
- Sold with the benefit of 'no onward chain'
- Mature enclosed gardens
- Convenient location between Truro and Falmouth

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

The residence sits on a level plot within the very desirable retirement site known as Cosawes Park which is conveniently located between the port of Falmouth and the Cathedral city of Truro.

The property benefits from a mature garden with a good degree of privacy and off road parking to the front. Please be advised that this particular park home does require updating to reach it's full potential. Although the property itself could benefit from updating with items such as a new kitchen and floorings, it offers good value for money for a residential property that you can live in all year around.

The property benefits from UPVC double glazing and LPG gas central heating (not tested).

The accommodation in brief comprises of an entrance hallway, open plan kitchen/lounge area with UPVC bay window, fitted kitchen and a double bedroom with an ensuite shower room. Outside the property sits on a pleasant, level mature plot that offers a good degree of privacy with mature plants, shrubs, decking areas and further area to the rear with a garden shed. To the front of the property is a off road parking space.

Cosawes Park is award wining park home development set in a superb wooded valley of 100 acres and is widely considered to be one of the premier locations in this part of Cornwall. ideally placed between the popular harbourside town of Falmouth and the Cathedral city of Truro, whilst being within easy reach of local amenities, Perranwell Station and Carnon Downs.

As the vendors sole agents we would recommend an internal viewing.

THE ACCOMMODATION COMPRISES:

The property is located in the corner of a small cul de sac at the lower part of the site, conveniently located close to the bus stop. Situated on a level plot, the off road parking area and path leads through to the front garden. UPVC double glazed door opening to:

HALLWAY AREA
A coved ceiling with ceiling light, laminate floor, a door through to the accommodation and hallway to the open plan kitchen and lounge area. UPVC double glazed window with outlook to the garden, and radiator.

OPEN PLAN KITCHEN/LOUNGE AREA - 7.32m x 3.2m (24'0" x 10'6") Total measurement.

LOUNGE AREA - 3.2m x 2.9m (10'6" x 9'6")
A dual aspect room with a UPVC double glazed bay window and further UPVC double glazed window overlooking over the gardens, radiator, central heating control thermostat, laminated flooring, cupboard housing a central heating boiler providing central heating facilities. Open to:

KITCHEN AREA - 3.2m x 2.9m (10'6" x 9'6")
Functional fitted kitchen with UPVC double glazed window with outlook to the side, a range of matching wall and base units, roll top work surface to two sides, stainless steel sink drainer and hot and cold taps, four ring electric hob, recess for an oven/microwave, spaces for a refrigerator/freezer, spotlights and finished with a laminated floor.

MASTER BEDROOM - 2.97m x 2.9m (9'9" x 9'6")
A dual aspect room with two UPVC double glazed windows overlooking the side and rear garden which offers a good degree of privacy. Built in storage area with shelving, radiator, spotlights and finished with a laminated floor.

EN-SUITE SHOWER ROOM
Three piece white suite combining a tiled shower cubicle with an electric shower over and glass screen, low level wc with a push button flush, pedestal hand wash basin with tiled splash back, wall mounted cabinet, down lights and shaver point.

OUTSIDE

GARDEN
The property enjoys an enclosed mature garden that offers a good degree of privacy consisting of decking and a small pond. To the rear of the property there is a further area with a useful garden shed.

PARKING
To the front of the property there is private off road parking space.









AGENTS NOTE
This is a residential park home and therefore suitable for buyers over 55 years old with no dependant children or dogs.

SITE FEES
£802.00 per quarter, £3208.00 per year.

SERVICES
Mains drainage, water. LPG gas and electric to be paid to the site owner.

COUNCIL TAX
Band A.

MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall





01326 311400

info@kimberleys.co.uk

https://www.kimberleys.co.uk/

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01326 311400

www.kimberleys.co.uk

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