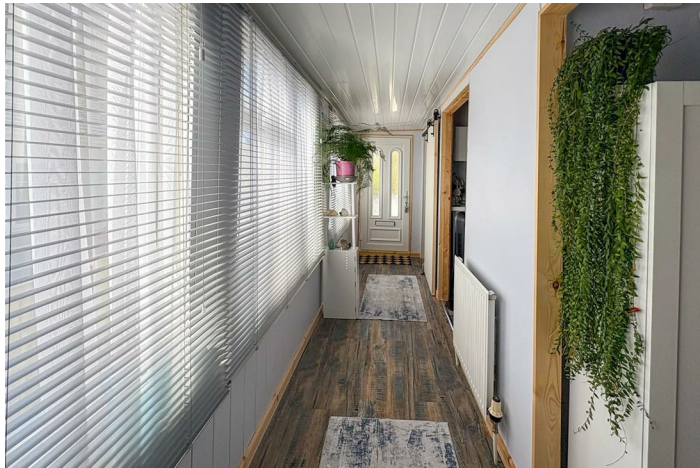


25 Retanna Country Park  
Underlane, TR13 0EJ



**MATHER**  
PARTNERSHIP









# 25 Retanna Country Park Underlane, TR13 0EJ

Nestled on a peaceful site of just six fully residential homes, this one bedroom park home is located between Falmouth and Helston. Positioned on a corner plot, it boasts private, tranquil gardens perfect for unwinding. The property is equipped with LPG central heating and double glazing, ensuring year round comfort as well as a designated parking space is conveniently located at the front of the home.



Recently updated by its current owners, this park home offers a cosy, modern living space that's ideal for a couple aged 50 or over, seeking a comfortable and peaceful retreat.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**



**Guide Price- £68,000**

**Location**

Retanna, Underlane is an area between Helston and Falmouth , Cornwall, known for its charming properties and tranquil surroundings. The location offers a peaceful lifestyle with easy access to local amenities and the stunning Cornish countryside. It's an ideal spot for those seeking a blend of rural charm and convenience.

**Accommodation**

Entrance Hall  
Bedroom One  
Kitchen  
Shower Room  
Lounge/ Dining Room

**Parking**

There is one allocated parking space. There is also a visitor's car park on the site.

**Outside**

The gardens surround this park home, offering a fully enclosed space with fencing. At the front, a paved terrace provides a charming outdoor seating area, while the side features walkways and a well-maintained lawn. A convenient storage shed is also included. At the rear, you'll find a patio and a raised garden area, perfect for planting or enjoying the outdoors on one side. On the other, there is a lawn area leading another, which can also be accessed via the lounge patio doors.

**Services**

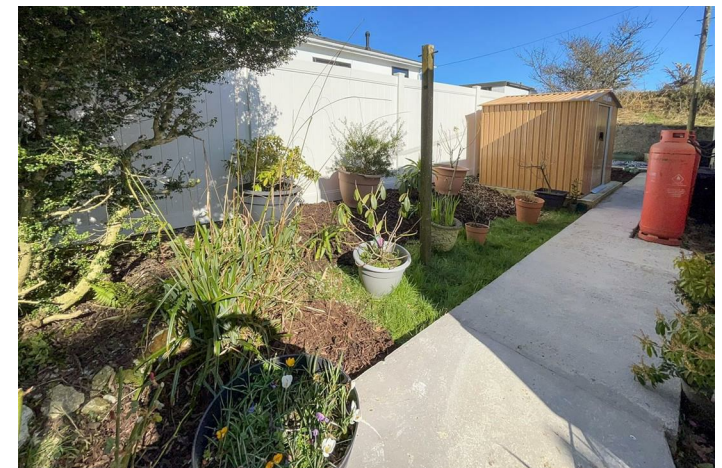
Mains Electricity ,Water and Shared Private Sewerage.

**Agents Note 1**

This is a park home and any residents need to be 50 plus to live here.  
No pets are allowed.

**Service Charges**

Prospective purchasers should be aware that this property currently has a service charge of £163.61 per month.









### **Council Tax Band A**

### **Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### **Proof of Finances**

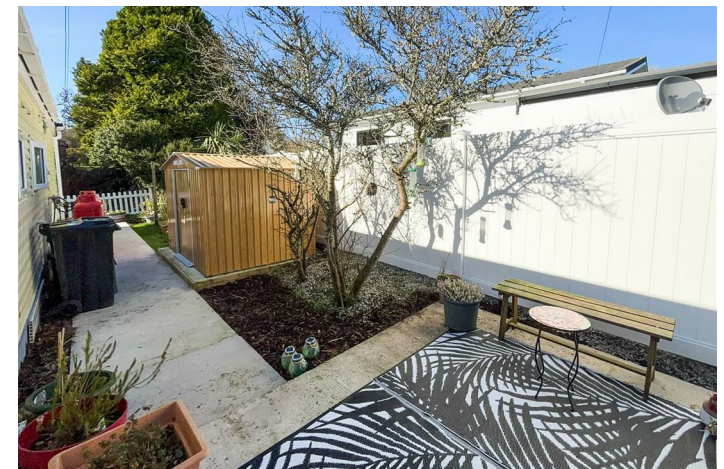
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### **Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

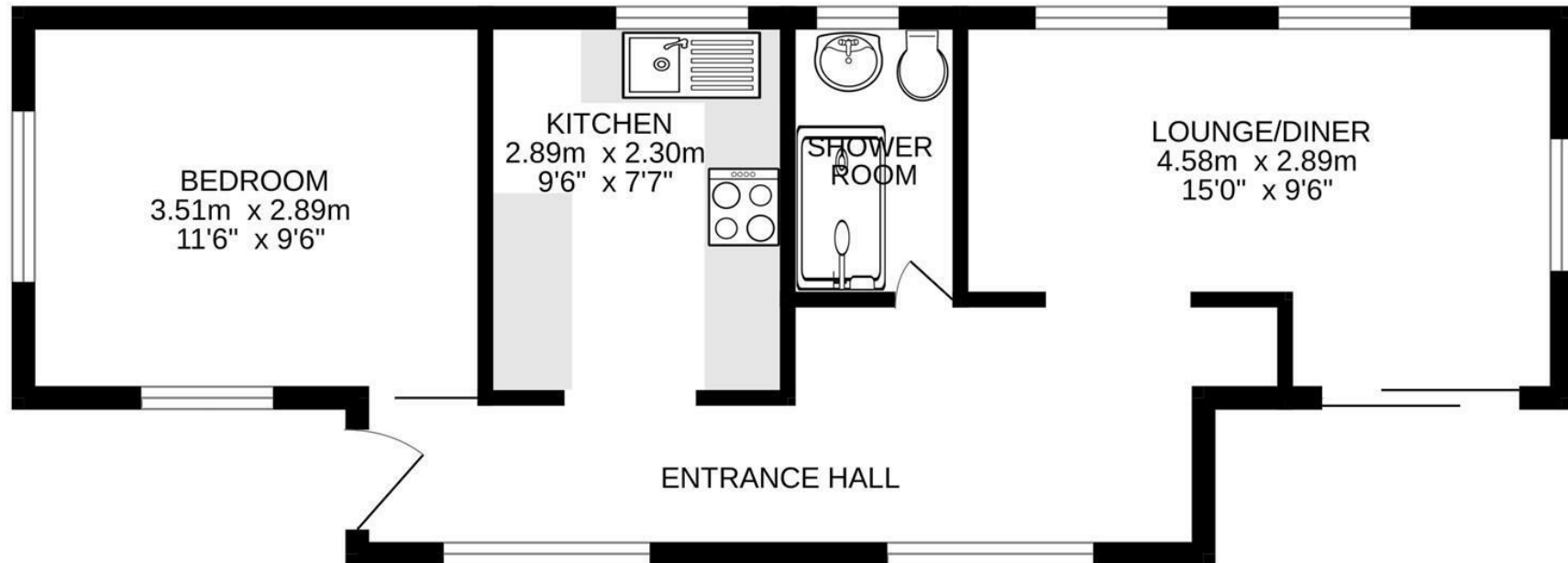
### **What3Words**

///infringe.reader.sourcing





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



