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# BILL BANNISTER

Sales & Lettings



## 19 Lansdowne Park Homes

Wheal Rose, Redruth, TR16 5DB

**Guide Price £89,950**



Situated in a pleasant rural setting, this well presented detached park home is offered with no onward chain and is available to the over 50's. The property benefits from a lovely open plan lounge/diner/fitted kitchen, two bedrooms, a shower room and a rear porch. It is double glazed and this is complemented by LPG gas heating. Externally there is parking for one vehicle with the bonus of an electric charging point and a lawned garden area with a raised patio.





Offered for sale with no onward chain and available to the over 50's, this detached two bedroomed park home is situated in the popular rural area of Wheal Rose. The property benefits from two bedrooms, an open plan lounge/kitchen/diner and shower/wet room. Double glazed throughout and complemented by LPG gas heating, externally there is a low maintenance garden to the side with a patio area, parking for one vehicle with the additional benefit of an electric vehicle charging point. On entry, you will find yourself in the open plan, triple aspect lounge/kitchen/diner. The kitchen is modern and comes with a variety of integrated appliances including an electric hob, oven and grill, a base level fridge and two base level separate freezers. The kitchen also offers a breakfast bar area. A rear hallway accesses the remainder of the living accommodation. There are two bedrooms, the rear of which is double aspect and has the added benefit of a large built-in wardrobe. The second bedroom overlooks the side patio area. Both bedrooms are complemented by a shower/wet room. The rear hallway also gives open access to a triple aspect side porch from where pathways lead to both the front and rear of the property. Externally, the property has driveway parking for one vehicle with the additional benefit of an electric vehicle charging point. There is a laid to lawn area behind the driveway with gated access to a raised patio area with a shed. A pathway wraps around the property from the front, leading to the side porch which can also be accessed via a pathway from the garden side.

Upvc front door with two obscure double glazed panels open into:

OPEN PLAN LOUNGE/KITCHEN/DINER

9'11" x 19'7" (3.04m x 5.97m)  
A triple aspect room with a upvc double glazed window overlooking the front aspect and a upvc double glazed window overlooking the side aspect. Open access to the kitchen area with a breakfast bar and a range of eye level and base level storage cupboards and drawers. Cupboard housing a Baxi boiler. Stainless steel one and a half bowl sink and drainer with a swan neck pull-out tap below a upvc double glazed window overlooking the side garden and aspect. Integrated Teka oven and grill plus an integrated Teka hob. Upvc double glazed window overlooking the side aspect. Base level integrated AEG freezer, base level integrated Zanussi fridge and a base level integrated Zanussi freezer. Tall designed radiator. Open access to:

REAR HALLWAY

Louvre door full height storage cupboard housing services. Smoke alarm and a radiator. Open access to:

REAR PORCH

Upvc double glazed window overlooking the side aspect. Two upvc doors each with two clear double glazed panels leading to a pathway to both the front and rear of the property.

SHOWER ROOM

4'8" x 5'6" (1.43m x 1.68m)  
Fully tiled with a low level wc, wash hand basin with a tiled splash back and a Mira Sprint electric shower with a rain head fitting and a handheld fitting plus a tiled splash back. Radiator and extractor fan. Upvc obscure double glazed window to the side aspect.

BEDROOM 2

7'2" x 5'8" (2.20m x 1.75m)  
Fully wood panelled. Radiator below a upvc double glazed window overlooking the side patio area and aspect.

BEDROOM 1

9'10" x 9'7" (3.02m x 2.94m)  
A dual aspect room with a upvc double glazed window overlooking the side patio area and aspect. Upvc double glazed window overlooking the rear aspect with a radiator below. Large built-in wardrobe with sliding mirrored doors, hanging space and shelved storage. Half wood panelled.

OUTSIDE

A driveway provides parking for one vehicle with an adjacent electric vehicle charging point and borders a laid to lawn area. Steps lead up the front door with a handrail. A pathway and gate lead to a raised patio area with a shed. There is an outside tap, two high level outside lights and two low level exterior lights. Steps at the rear lead to a further raised patio and a pathway leads around the property to the rear porch.

DIRECTIONS

From our office in Redruth take the main road through Mount Ambrose and at the roundabout by the Factory Shop take the second exit towards Scorrier. At the next mini roundabout take the first exit under the railway bridge and then take the next left towards Wheal Rose. Proceed along here for approximately a quarter of a mile and Lansdowne Park will be found on the left hand side.

AGENTS NOTE

TENURE: Leasehold.  
COUNCIL TAX BAND: A.

Ground Rent: £199.70 PCM for single occupancy including water, sewerage and pitch.

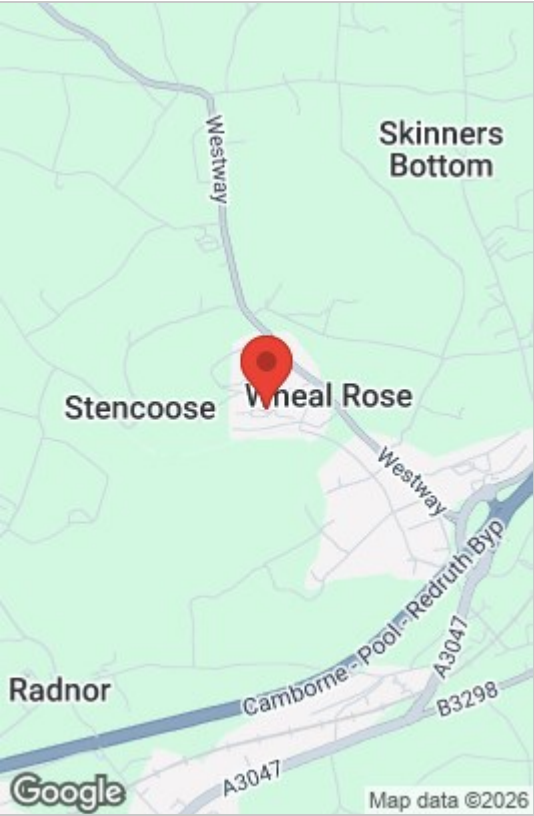
SERVICES

Mains drainage, mains water, mains electricity and LPG gas heating.

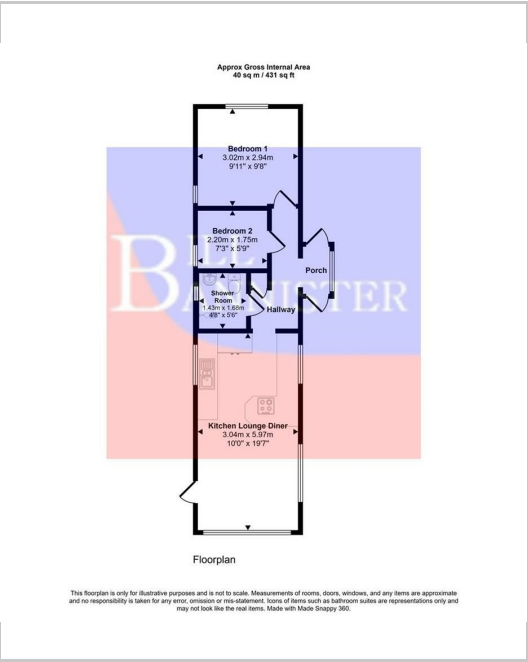
Broadband highest available download speeds - Standard 23 Mbps (sourced from Ofcom).

Mobile signal -  
EE - Good outdoor & variable indoor, Three - good outdoor, O2 - Good outdoor, Vodafone - Variable outdoor (sourced from Ofcom).

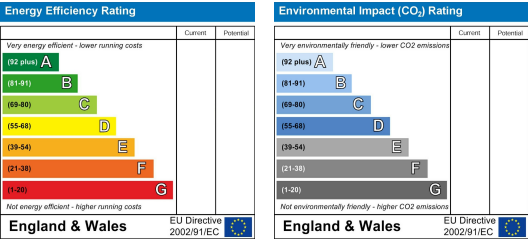
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.