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BILL BANNISTER

Sales & Lettings



15 Lansdowne Park Homes

Wheal Rose, Redruth, TR16 5DB

£69,950



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This detached park home has been owned from new by the same family and some years ago the exterior was re-clad. It has a triple aspect sitting room and the kitchen/diner has various units plus space for your white goods. There is a wall mounted Ideal Mexico propane gas boiler and an airing cupboard housing a hot water boiler. The inner hallway leads to two bedrooms plus a shower room. The property is double glazed. Externally there are gardens to either side, one of which has been well planted and tended over the years. Subject to any consents, the other side could certainly be opened up for parking facilities. Lansdowne Park is within a mile of shopping facilities and the A30. The north coast at Porthtowan is within approximately three miles. Redruth town has mainline rail links and also local bus services. The property is for over 50 years of age.

HALLWAY

LOUNGE

10'1" x 11'9" (3.08m x 3.60m)

A lovely triple aspect room having two radiators and two display recesses.

KITCHEN/DINER

10'2" x 10'0" (3.11m x 3.05m)

Double drainer stainless steel sink unit, working surfaces with cupboards and drawers beneath and tiled splash backs. Pine walling, a tall cupboard with an electric heater and a wall mounted Ideal Mexico LPG boiler. Radiator and complementary eye level cupboards.

BEDROOM 1

9'11" x 8'9" (3.03m x 2.68m)

With a fitted wardrobe and a radiator.

BEDROOM 2

6'7" x 6'0" (2.02m x 1.85m)

With a radiator.

INNER HALL

With a built-in cupboard.

SHOWER ROOM

6'4" x 5'1" (1.94m x 1.57m)

Mira shower, an enclosed wash hand basin and a wc. Radiator.

OUTSIDE

There is a sloping pathway with railings leading to the front door. The property has the bonus of a garden to either side with the right side being well tended and stocked with mature plants and shrubs. There is also a garden shed. To the other side, subject to any necessary consent that may be required, it would be ideal to create parking facilities. In the first instance, it would be advisable to speak to the managing agents, Willowside.

DIRECTIONS

From our office in Redruth take the main road through Mount Ambrose towards Scorrier and at the roundabout by the Factory Shop take the second exit towards Scorrier. At the next mini roundabout take the exit under the bridge and then bear left towards Wheal Rose. Continue along here for approximately half a mile and Lansdowne Park will be found on the left hand side. Follow the road all the way down bearing round to the right and go straight ahead where the property will be identified on the left hand side by a For Sale board.

AGENTS NOTE

TENURE: Leasehold. Service Charge £206 per calendar month.

COUNCIL TAX BAND: A.

Tel: 01209 210333

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, Three - Good outdoor, O2 - Good outdoor, Vodafone - Variable outdoor (sourced from Ofcom).



Road Map



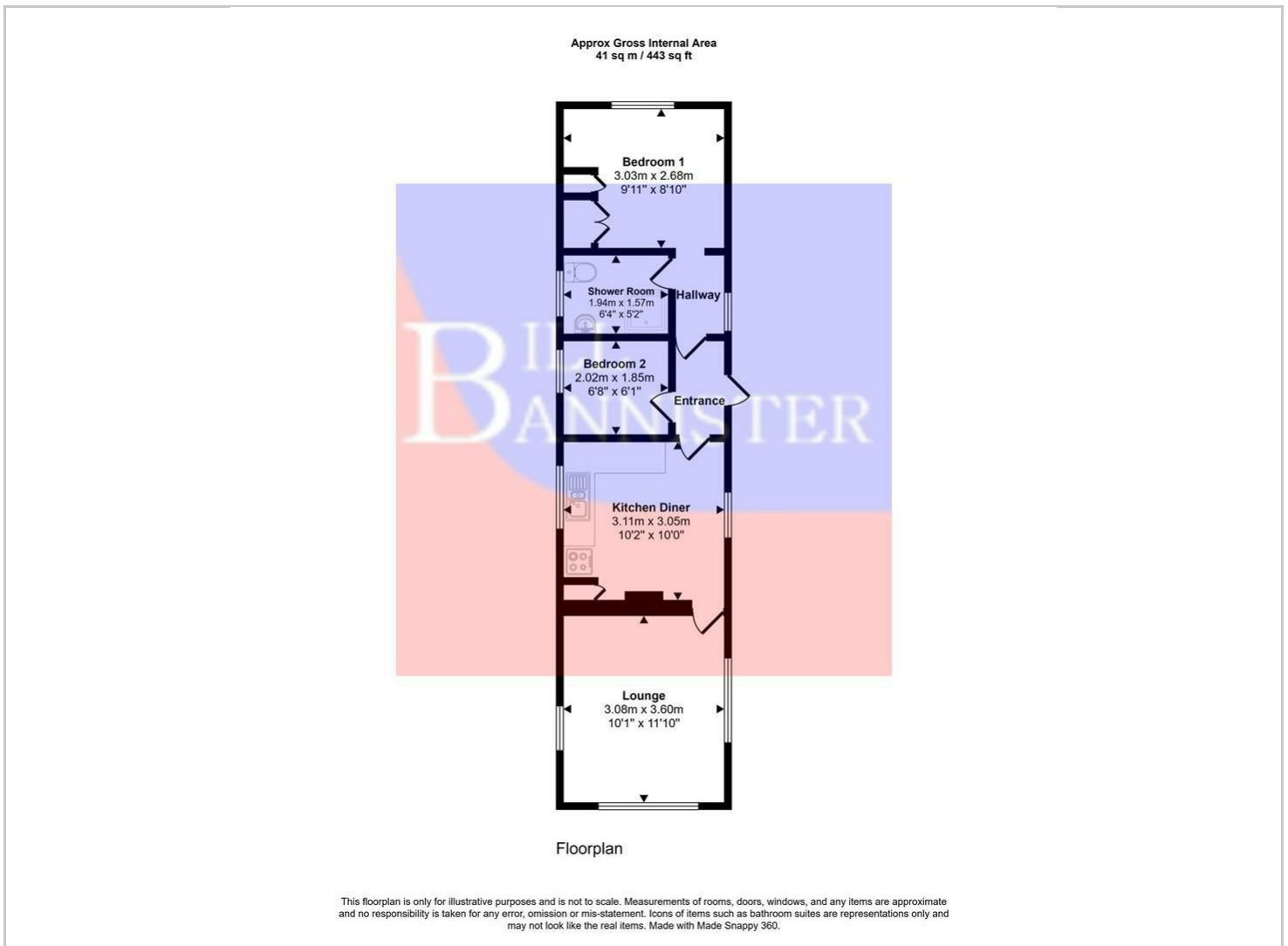
Hybrid Map



Terrain Map



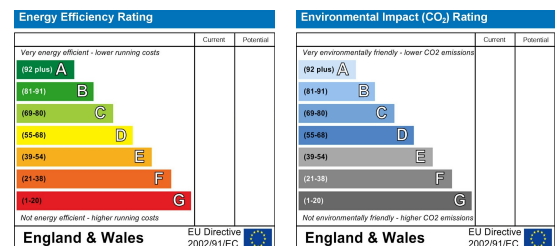
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.