



SOLD BEFORE COMING TO MARKET! A well presented two double bedroom detached park home for over 50's with generous gardens to front and rear, driveway parking for 2 cars and a detached garage. Council Tax Band A. EPC E39.

THE PROPERTY

A spacious character two bedroom park home with exposed wooden ceiling beams, generous gardens to the front and rear, off road driveway parking for 2 cars and a detached garage. The park home is located near the top of the drive with Helston's amenities within easy reach.

Upon entering the porch, a door opens into the generous double aspect living room with its feature fireplace, where doors open into the generous kitchen/dining room with door leading to the conservatory. The kitchen/dining room is dual aspect and offers various integrated appliances, together with ample space for a dining table. From the inner hallway, doors lead to the shower room, the master bedroom has a walk in wardrobe and the second bedroom also benefits from fitted wardrobes.

The park home was built in 2006 and has painted external elevations, under a pitched concrete tiled roof, UPVC double glazed windows, and warmed throughout by a gas fired central heating system.

Our vendors have enhanced the efficiency of the park home in installing insulation externally and underneath. It has also had new jacks and safety chains below the park home.

LOCATION

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston

has an eclectic array of individual shops, well regarded schools (both primary and secondary) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

DIRECTIONS

From the Texaco roundabout take the Falmouth Road exit and follow the road along a short way and turn right into Gwealmayowe Park. The property can be found a short way down on the right hand side.

COUNCIL TAX BAND A

GROUND RENT

Ground Rent is £236.93 to be paid on the first of the month to the site owner.

SERVICES

Mains water (bill to be paid to the site owner), mains electricity, mains drainage and LPG gas bottles for central heating and hot water.

OUTSIDE

There is a good size garden to the front, driveway parking for two vehicles and a detached garage. To the rear there is a low maintenance rear garden which enjoys the afternoon/evening sunshine.

Entrance Porch

Useful space to store coats and shoes. Lino flooring. Door to living room.

Living Room 19'6" max x 12'10" max (5.94m max x 3.91m max)

A dual aspect room with feature fireplace and character ceiling wooden beams. Double glazed window to the front overlooking the garden. Double glazed french style doors leading to the paved patio and rear garden. Two radiators. Ceiling lights. Smoke and carbon monoxide detector. Double doors leading to the kitchen/dining room.

Kitchen/Dining Room 19'6" x 10'8" (5.94m x 3.25m)

A dual aspect room with double glazed windows to the side and front. A selection of base and wall units complimented by wood effect work surfaces and tiled splash backs. A gas hob with extractor over and integrated oven and microwave. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Two radiators.

Conservatory 8'3" x 5'3" (2.51m x 1.60m)

Double glazed windows to three sides overlooking the rear garden.

Hallway

Doors to bedroom one, bedroom two, the shower room and storage cupboard housing the gas boiler. Smoke and carbon monoxide alarm. Ceiling light.

Bedroom One 10'8" x 9'6" (3.25m x 2.90m)

Double glazed window to the rear. Ceiling light. Radiator.

Walk in Wardrobe 9'6" x 4'9" (2.90m x 1.45m)

Two radiators. Frosted double glazed window to the side. Ceiling light.

Bedroom Two 10'4" x 7'8" (3.15m x 2.34m)

Built in wardrobe. Radiator. Ceiling light. Double glazed window to the front overlooking the garden.

Shower Room

Low level WC, wash hand basin with mixer tap and storage cupboard below. Shower cubicle with electric shower and sliding doors. Extractor fan. Frosted double glazed door to front. Extractor fan.

Garage 19'8" x 9'2" (5.99m x 2.79m)

A block built garage with light and power.

Agents Note

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Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.



