



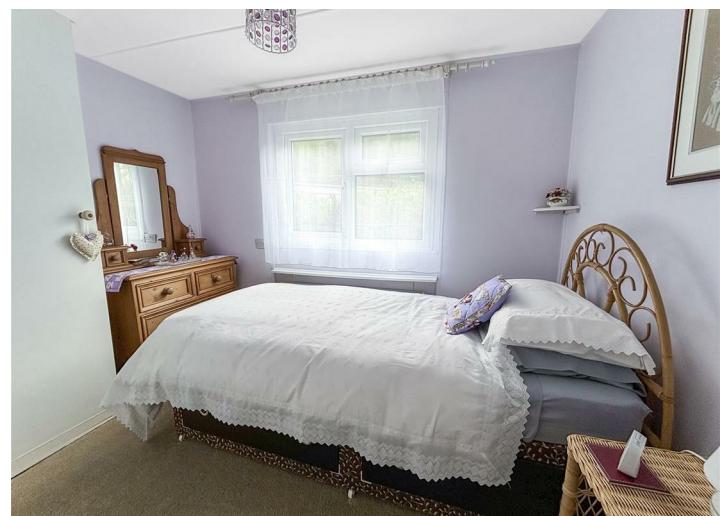
## 45 Cosawes Park, Perranarworthal, Truro, TR3 7QS

Guide Price £65,000

An opportunity to acquire a well-maintained and incredibly well-presented park home within the renowned, lightly wooded setting of Cosawes Valley, in Cosawes Park. Suitable for those aged 55 or over and ready for immediate occupation. Benefiting from a recently installed boiler, allocated parking for 1 vehicle, and a south-facing rear garden with patio, creating an excellent 'suntrap'. No onward chain.

### Key Features

- Park home ready for immediate occupation
- Incredibly well-maintained
- South-facing rear garden and patio
- Parking for 1 vehicle
- Superbly presented throughout
- 1 bedroom with study
- Recently updated gas boiler
- For those aged 55 or over



## THE ACCOMMODATION COMPRISSES

(All dimensions being approximate)

To the side of the property, a paved pathway leads to shallow steps with painted timber courtesy handrail, exterior courtesy light, and uPVC obscure glazed entrance door to the:-

### HALLWAY

Sliding doors to the bedroom and shower room, together with panel door opening into the kitchen/diner, with opening to the study. Coat hooks, radiator, ceiling light. Honeywell wall-mounted heating thermostat. Cupboard housing electrical consumer unit.

### BEDROOM

A particularly bright double bedroom with uPVC double glazed window to the rear elevation. Ceiling light, radiator. Corner recess providing further space for furniture. Built-in wardrobe with sliding doors.

### SHOWER ROOM

A modern and white three piece suite comprising low flush WC, pedestal wash hand basin, and corner shower cubicle with glazed side panelling, recently installed Mira Go electric shower, and glazed door. Mosaic-effect flooring. Towel rail, radiator, Manrose extractor fan. Mirror-fronted medicine cabinet, ceiling light. Obscure glazed uPVC window.

### STUDY

A useful walk-in storage area/office space with uPVC double glazed window to the side elevation. Strip light, radiator.

### KITCHEN/DINER

A fitted kitchen comprising units both above and below a roll top worksurface providing plentiful storage with inset stainless steel sink with drainer and mixer tap, Montpellier undercounter fridge/freezer, Beko countertop compact cooker with two ring electric hob, and Zanussi washing machine under. Cupboard housing recently installed Baxi combination boiler servicing domestic hot water and heating. Slimline cupboard doors to useful storage space. Dual aspect with windows to both side elevations. Radiator, mosaic-effect flooring, ceiling light. Panel door opening into the:-

### LIVING ROOM

Triple aspect and exceptionally bright, with shallow bay window to the front elevation offering an outlook over the open green, together with rolling fields in the distance. Central feature fireplace with electric focal point fire, set on a slightly raised hearth with mantel, further recess storage, and open shelving. Obscure glazed upvc side entrance door. Ceiling light, radiator. TV aerial point, telephone point.

### THE EXTERIOR

#### REAR GARDEN

Hard landscaped and particularly well-sheltered, providing much sunlight with an area of paving and stone shingle adjacent. Enclosed by timber fencing and natural borders, the ideal sun trap in which to decorate to ones own taste. Corner storage unit. A paved pathway leads around the property to a frontage laid to stone shingle, together with the:-

### PARKING SPACE

Providing space enough for one vehicle, with mellow stone pathway set either side, and mature shrubbery throughout. Calor gas bottles. Exterior water tap. Shallow steps rise to the ancillary side entrance door.

### GENERAL INFORMATION

#### SERVICES

Mains electricity, water and drainage are connected to the property. LPG gas fired central heating. Telephone points (subject to supplier's regulations). We understand the water and drainage costs are billed for the entire site and each property share is calculated by the number of occupants. Number 45 was occupied by one person with drainage charges of £45.00 per quarter, and water £47.65 per quarter.

#### COUNCIL TAX

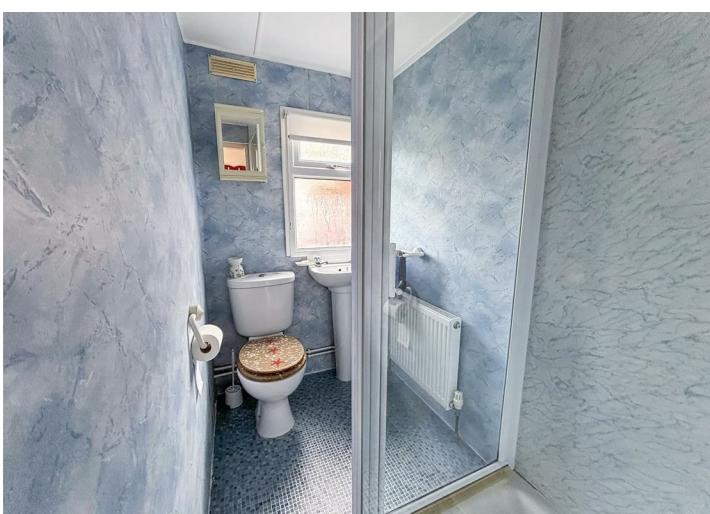
Band A - Cornwall Council.

#### TENURE

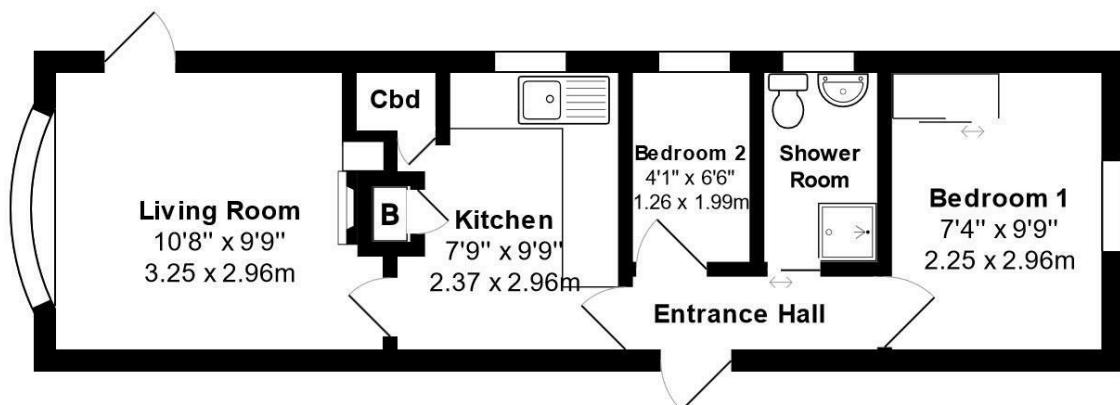
Each plot is leased direct from Cosawes Park, with an annual pitch fee of £760.22 per quarter, which covers general maintenance of the site, road and infrastructure maintenance, lighting, hedge cutting and general site insurance. We understand there is an age restriction within Cosawes Park of 55 or over. Dogs are not permitted however, cats are allowed. Sub-letting within the site is not allowed.

#### VIEWING

By telephone appointment with the executors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



# Floor Plan



Cosawes Park Homes, Perranarworthal, TR3 7QS



Total Approx Area: 32.0 m<sup>2</sup> ... 344 ft<sup>2</sup>

All measurements are approximate and for display purposes only