



Guide Price £137,000 - Leasehold  
Trekeastle Park PL15 7NY

Situated on a small select development on the fringes of this sought after Cornish Village, is where this detached 2 double bedroom Park Home can be found. Having been carefully maintained and improved by the present owners making the property more energy efficient. This nicely presented home comprises; Entrance porch with space for tumble dryer, hallway leading to the kitchen/diner, lounge, 2 double bedrooms and a bathroom with walk in seated bath.

Outside is a larger than average garage and entrance gates leading to the off-road parking area. The gardens are private and very well maintained being enclosed and pet proof. Surrounding the property is a south facing lawn, well established mature flowering shrubs and borders, useful store shed which would ideally make a workshop or a home office, patio and barbecue area ideal for entertaining or for the keen gardener to enjoy. The property is offered with an indefinite lease in perpetuity. Viewing is highly recommended.



#### Situation:-

Situated within Treskeble Park a well established friendly park for the over 50's, comprising only 21 homes and located on the fringes of this sought after village. A regular bus service will take you into town or beyond. Only a short walking distance to the popular public house. Also within easy access is the A30 linking to Exeter and the M5 or further into Cornwall itself. Tregadillett, which lies approximately 3 miles west of the market town of Launceston which benefits facilities including several supermarkets, schools and well-regarded local butchers, bakers and greengrocer.

#### Bedroom 1:- 9'1" (2.77m) x 10'0" (3.05m)

This double room has uPVC window to side elevation overlooking the gardens. There is a range of built-in bedroom furniture to include built in wardrobes and ample drawer space. Radiator, wall light points and fitted carpet.

#### Bedroom 2:- 9'6" (2.9m) x 7'2" (2.18m)

Side aspect window to rear overlooking the gardens. Built-in bedroom furniture to include single wardrobe with over bed storage cupboards. Fitted carpet.

#### Bathroom:- 4'5" (1.35m) x 8'9" (2.67m)

UPVC window to the rear elevation. A modern bathroom suite comprising walk-in rise and fall seated bath with shower attachment over. Pedestal wash hand basin with mixer tap and low level wc.



**Entrance Porch :- 12'9" (3.89m) x 2'11" (0.89m)**

A spacious reception area for coats and shoes. A number of small steps raise to a further area which offers space for the tumble dryer or additional appliance. Upvc double glazed windows to the side and rear elevation over looking the garden. From here there is a door into:-

**Entrance Hall :- 10'4" (3.15m) x 4'5" (1.35m)**

Telephone and broadband connection. Radiator and fitted carpet. From here doors lead off to:-

**Kitchen/diner:- 11'5" (3.48m) x 11'8" (3.56m)**

UPVC double aspect windows to front and rear elevation overlooking the gardens. Range of wall and base with roll edge work surfaces incorporating single drainer sink unit, space for cooker with gas and electric points and extractor hood over. Tiled splash backs. Space for fridge/freezer, slimline dishwasher and washing machine. Built in airing cupboard housing Worcester Combination LPG gas fired boiler. Vinyl floor covering. From here a door leads into :-

**Lounge :- 11'7" (3.53m) x 11'8" (3.56m)**

This bright sunny room has UPVC glazed door into garden. Double aspect windows to the front and side elevation. Fireplace surround and slate hearth, radiator, wall light points and fitted carpet.

Wall mounted extractor fan, mirrored medicine cabinet, heated towel rail and tiled splash backs. Vinyl floor covering.

**Outside:-**

The property is approached via twin entrance gates leading to a private off road parking area. The enclosed pet proof gardens surround the property with an abundance of mature flowering shrubs and borders with lawned area and further landscaped areas including patio and barbeque area. There is a useful 12`ft x 5`ft timber store shed ideal for storage, workshop or home office. LPG storage tank.

**Garage :-**

Metal up and over door having the benefit of Power and light. Situated to the side of the garage is a further parking space.

**Services:-**

Mains water, drainage, electricity and LPG gas are connected.

**Tenure:-**

Leasehold, in perpetuity. Service Charge £122 per month.





**AGENTS Note:-**  
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**Measurements:-** These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.  
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