



## Cox Park , Gunnislake

PL18 9BD

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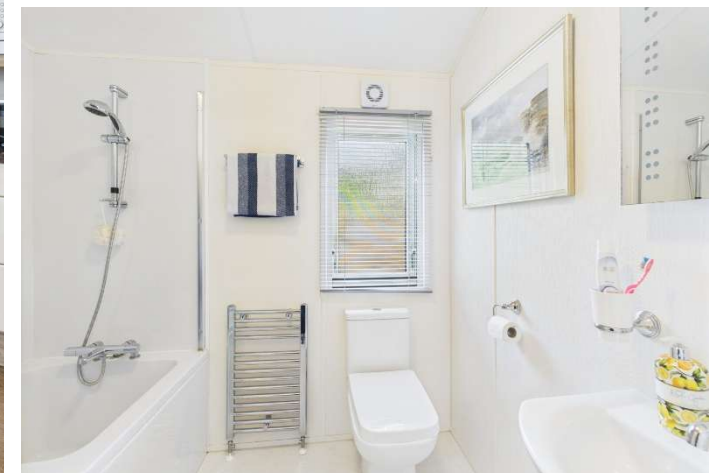
**DAWSONnott**  
ESTATE AGENTS



## Guide Price £185,000

Tamar Park is situated within hamlet of Cox Park a short drive from local amenities and facilities. The site has the advantage of a community bus service to a variety of locations. The nearby Town of Callington has a supermarket, shops, doctors, dental surgery, public houses, cafes & bus services.

- Exceptional Park Home (2018)
- Stunning countryside views
- Impressive open plan Lounge/Dining room/Kitchen
- 3 Bedrooms (2 Double)
- En suite and Shower room
- Attractive low maintenance Gardens





The property is approached and entered via a uPVC double glazed frosted door, which opens to the Utility room. This is fitted with base and wall units, square edged work top surfaces and built in washing machine. A further cupboard houses the central heating and hot water boiler. There is an inner Hallway which gives access to the remainder of the accommodation, where an impressive open plan Lounge/Dining room/Kitchen then greets you. The lounge area has ample room for reception furniture with the main feature being the modern fireplace. The room is spacious and light having high vaulted ceilings and uPVC double glazed French doors giving access to the rear. There is a further encased window also looking to the rear, both of which particularly enjoy the beautiful panoramic views across surrounding and far reaching countryside. There are also uPVC double glazed patio doors, spot lighting and a useful storage cupboard. The Kitchen/dining area is fitted with a range of high gloss wall and base units with square edged work top surfaces. There are a range of built in appliances, including a fridge/freezer with opening doors and drawer space, a cooking range with 5 gas rings, double oven and separate grill, with large stainless steel canopy above incorporating the extractor; built in wine cooler and dishwasher. There is an area suitable for a dining room table and chairs, plus uPVC double glazed full length windows.

Bedroom 1 is a good sized double bedroom with window. The dressing area has hanging rails and storage space. A door then opens to the En suite Bathroom incorporating, bath with bar shower over, low level WC, wash hand basin, window and heated towel rail. Bedroom 2 is a double bedroom with built in wardrobes and window. Bedroom 3/Study has fitted wardrobes and window enjoying the views. The modern Shower room includes a corner unit housing the shower, low level WC, wash hand basin, heated towel rail and window.



## OUTSIDE

Outside:- There is parking for two vehicles. A gateway opens to the pathway leading up to the main entrance and there is a paved patio section and fencing. To the rear there is a low maintenance garden laid to paved patio and an ideal choice to enjoy alfresco dining/entertaining and the stunning views. Modern garden shed, room for potted plants/flowers, access to the Lounge/Dining room/Kitchen via steps, fencing and further gateway to the parking area.

Services:- Electric and water. Bottled Gas. Drainage via the site to septic tank.

Council Tax band:- A

Service charge:- £185.95 per month.





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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

