

Seekers

— PARK HOMES —

Selling Park, Lodge & Leisure homes

Seekers Estate Agents

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**12 BEECH DRIVE, TREVADLOCK HALL PARK, CONGDONS SHOP,
LAUNCESTON, CORNWALL, PL15 7PW**

- LARGE, MODERN 3 BEDROOM PARK HOME
- BUILT BY LISSET IN 2002
- 40 X 20 MODEL
- GAS (LPG) CENTRAL HEATING
- DOUBLE GLAZING
- KITCHEN INCLUDES APPLIANCES & UTILITY
- 3RD BEDROOM CURRENTLY USED AS A STUDY

- 2 BATHROOMS; 1 EN-SUITE
- LARGE DRIVE WITH GARAGE
- OWN GARDEN PLOT
- SEMI RETIREMENT PARK 55 YEARS +
- PETS AND DOGS WELCOME BY PERMISSION
- AVAILABLE PART FURNISHED IF REQUIRED
- SOUGHT AFTER LAUNCESTON LOCATION

£169,950

Reference No: 7528

This large, modern 2 bedroom park home comprises:

<u>ENTRANCE HALL</u>		Radiator, cupboard, loft access
<u>LOUNGE</u>	19'2 X 11'5	Triple aspect, two radiators, double glazing, tv point, telephone point, electric flame effect fire with decorative surround
<u>DINING ROOM</u>	9'10 X 9'0	Side aspect, radiator, double glazing
<u>STUDY/BEDROOM</u> <u>3</u>	8'0 X 6'6	Rear aspect, radiator, double glazing, tv point, telephone point, built in desk unit with drawers and cupboards
<u>KITCHEN</u>	9'10 X 8'10	A range of laminated eye and base level units, laminated roll top work surfaces, part tiled walls, composite sink, double electric oven with gas hob, cooker hood, radiator, double glazing, doorway to utility room
<u>UTILITY ROOM</u>	7'3 X 5'0	A range of eye and base level units, w/machine, fridge/freezer, part tiled walls, wall mounted LPG boiler enclosed in cupboard, radiator, door to garden
<u>BEDROOM 1</u>	13'3 X 10'8	Front aspect, radiator, double glazing, one single and two double fitted wardrobes, drawers, dressing table unit
<u>EN-SUITE</u> <u>BATHROOM</u>		A white suite comprising corner bath, vanity basin with cupboard underneath, w/c, part tiled walls, radiator, frosted double glazed window
<u>BEDROOM 2</u>	10'0 X 9'4	Front aspect, radiator, double glazing, two double fitted wardrobes, drawers, mirror, dressing table unit
<u>SHOWER ROOM</u>		A white suite comprising shower cubicle with plumbed in shower, pedestal basin, w/c part tiled walls, radiator, frosted double glazed window
<u>PARKING</u>		Large drive with garage
<u>PARK STATUS</u>		Semi Retirement park 55 years + Pets and dogs welcome by permission
<u>GARDEN</u>		Own garden plot with shed & patio

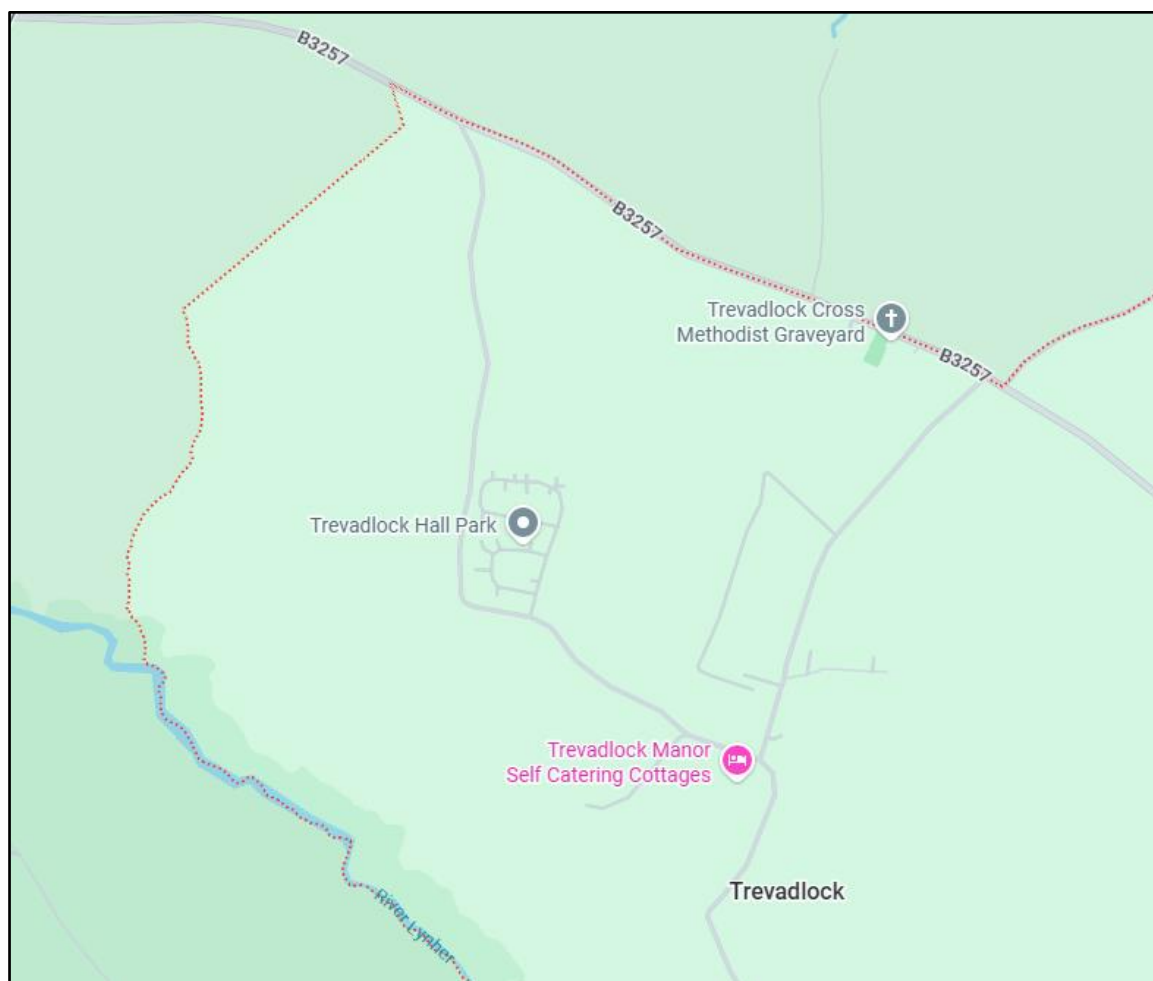






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Location of the park:



For any further
information or
to arrange a
viewing please
contact Seekers
directly on
01252 313554



or alternatively email us at office@seekerstateagents.com

The agent has not been able to test any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order, or fit for their purpose.

Under the Mobile Home Act 2013 you must not rely on the park and home information provided in these details, you must seek verification prior to purchase from the vendor. We would also advise using a specialist surveyor and specialist legal advice which we can recommend.