




YOUR MOVE
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Manor Park , Resugga Green, ST.
AUSTELL, Cornwall

£110,000

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DESCRIPTION

Two bedroom detached park home offering stunning rural views. This detached home offers accommodation comprising two double bedrooms, master of which offers en-suite shower room, dining room, lounge, kitchen and family bathroom. The countryside views stretch out as far as Bodmin, raltour and Brown Willy. These views can be enjoyed from the dual aspect living room and dining room. To the outside can be found gardens and parking. EPC Does not apply.

LOCATION

Manor Park can be found within the village of Penwithick. The village itself offers local shops and social facilities as well as takeaway. The village is located approximately 2 and a half miles from the town of St Austell which provides an array of shopping, schooling and social facilities together with mainline railway station, bus station, cinema, library and beaches and coastal walks. St Austell also enjoys a choice of 18 hole golf courses.

DIRECTIONS

Leaving St Austell via South Street, at the mini roundabout turn right into Trinity Street, at the top of this road turn right into Truro Road continuing along this road entering Bodmin Road and after approximately 3 miles turn right at the roundabout and in towards Penwithick. Continue along this road taking the first exit to the next mini roundabout continue into the village passing the shop on the left hand side. As you proceed take the turning on the right hand side down Resugga Green Lane and Manor Park can be found at the end of this lane. As you enter the one way system around the park continue around and as you head towards the bottom the property can be found overlooking the fields as indicated by a Your Move for sale board.

OUR VIEW

Manor Park offers light and well presented accommodation and is available with no ongoing chain. The site is available to those over 55 years of age and offers communal dog walking areas. The property is double glazed and heated via central heating.

DIMENSIONS

Entrance Hall 2.90mx1.42m(9'6" x 4'8")

Inner Hall 1.93mx0.91m(6'4" x 3'0")

Bathroom 2.01mx1.96m(6'7" x 6'5")

Bedroom 3.15mx2.67m(10'4" x 8'9")

Bedroom 3.12mx2.90m(10'3" x 9'6")

En-suite 2.03mx1.45m(6'8" x 4'9")

Dining Room 2.97mx2.39m(9'9" x 7'10")

Living Room 5.94mx3.40m(19'6" x 11'2")

Kitchen 3.38mx2.92m(11'1" x 9'7")

YOUR NOTES:

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¹Based on branch numbers shown on competitors websites, Oct 2011. ²Hitwise Nov 2011.

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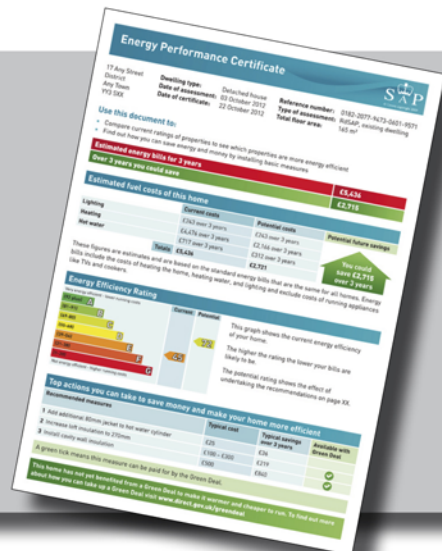


EAR0648 01/2012

The Energy Performance Certificate (EPC) for this property will appear here as soon as it is available.

The EPC contains information about the energy efficiency of the property.

IMPORTANT: This is a sample of an EPC report only and does not in any way relate to the property for sale



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*Source: Hitwise Nov 2011.

**Calls may be recorded and/or monitored for training and/or security purposes.



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