Congdons Shop

Launceston

PL15 7PW

Offers Over £90,000

- Offered for sale with no onward chain, ensuring a smoother and potentially quicker purchase
- Detached park home situated within a well-regarded residential park for the over 55s
- Fully residential site offering year-round occupation in a friendly, established community
- Light and airy living/dining room with outlook over the communal green
- Driveway providing parking for several vehicles, together with garage and workshop space
- Scan QR code for material information

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Tenure - Leasehold

Council Tax Band - A

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Front Porch:
uPVC double glazed windows to front and side with door into the Porch. uPVC double glazed door into

Living/Dining Room:
19'7" x 11'1" max (5.97m x 3.38m max)
A well-proportioned dual-aspect living/dining room enjoying pleasant views over the communal green through a bay window to the front. Additional side window enhances the natural light, creating a bright and inviting living space. Features include an electric coal-effect fire, air conditioning unit, and two radiators. Door to Inner Hall.

Inner Hallway:
Storage cupboard and doors off

Shower Room:
6'5" x 6'2" (1.969 x 1.88)
Fitted with a walk-in shower, pedestal wash hand basin and low-level WC. Obscure uPVC double glazed window to the rear. Fully tiled for ease of maintenance and complemented by a ladder-style heated towel radiator. Deep linen cupboard housing the Baxi combination boiler and offering excellent storage space.

Bedroom:
9'6" extending to 12'2" max x 6'5" (2.920 extending to 3.729 max x 1.969)
A bright dual-aspect bedroom with uPVC double glazed windows to the side and rear elevations, allowing for plenty of natural light. Radiator. Built-in cupboard housing the consumer unit.

Principal Bedroom;
9'11" x 9'6" (3.023 x 2.916)
uPVC double glazed window to side. Radiator.

Kitchen:
10'2" x 9'7" (3.107 x 2.931)
Recently updated and well-appointed, the kitchen is fitted with a comprehensive range of matching eye- and base-level units providing ample storage and work surface space. uPVC double glazed window to the side elevation positioned above the stainless steel sink unit. Black and white tiled splashbacks add a touch of contrast and character. Integrated electric four-ring hob with extractor hood over, together with a built-in eye-level oven and grill. Matching vinyl flooring complements the tiled finish. Space for under-counter appliances and radiator. Door leading to the Side Porch.

Side Porch:
5'6" x 4'5" (1.687 x 1.358)
uPVC double glazed construction above a waist-height wall to three sides, creating a light and useful transitional space. uPVC double glazed door providing access to the outside, leading onto the garden area, garage/workshop and parking.

Outside:
To the front of the property is a communal green, offering a pleasant open outlook and a space for residents to enjoy the summer sun and occasional community gatherings. In addition, there is a large front garden providing space for a variety of plants and flowers, together with a pleasant seating area.

The property further benefits from a driveway providing parking for a couple of vehicles, along with additional space to the side of the garage. The garage itself benefits from the provision of electricity and offers ample space for a vehicle or additional storage if required. To the rear, there is a useful workshop area, ideal for hobbies or further storage.

Agents Notes:
We have been informed the current ground rent and service charge for the property is £173.23 per calendar month.

The property is situated on a park limiting ownership to those 55 year of age and over

Material Information:
Verified Material Information

Costs and tenure
Tenure: Leasehold
Council tax band: A
EPC rating: Exempt Property

The building
Detached park home, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: Ramped access, Level access shower, and Lateral living

Services
Mains electricity
No mains water
Mains foul drainage
Mains surface water drainage
LPG central heating
Heating features: Air conditioning and double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three good, EE good
Parking: Garage and Driveway
Not in a controlled parking zone

No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (CL204764):
- Parts of the land are subject to long-term leases for specific plots (1 Beech Drive, Altarnun Lodge, Blisland Lodge, and Cardinham Lodge). This means those specific areas are occupied by other people under the terms of those leases, which limits how the owner can use those parts of the land.
No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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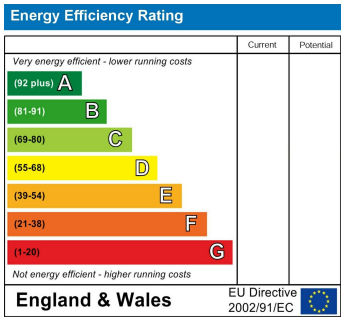

Needing To Sell?

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