



## Trevadlock Hall Park

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Located on a popular site for those who are 55 and over and easily accessible from Launceston and the A30 is this very well presented detached 2 bedroom Park Home with gardens and parking.

You enter into a hallway with access to all the accommodation. The kitchen/dining room is triple aspect with windows to all sides and cathedral style windows with a spectacular view towards the open moorland acting as the focal point of the room. The kitchen area has a range of eye and base level units plus integrated white goods appliances and a very useful breakfast bar providing extra worktop space. The dining/sitting area overlooks the garden and has double doors providing access to the veranda outside. The master bedroom is a generous double and also features an en-suite and walk-in wardrobe. Bedroom 2 is a further double room and has excellent built in storage. The bathroom has a matching 3 piece suite including a large double shower.

In front of the property is a gravel parking area that adjoins a low maintenance garden that extends down one side of the property. Steps lead up to a small veranda which provides more views out towards the open moorland. There are several garden storage units which are included in the sale.





## Situation

Trevadlock Hall Park is a residential retirement park for the over 55's. It is situated in a rural area with a strong community and there are extensive views towards Bodmin Moor. It is just on the outskirts of the hamlet of Trevadlock, yet only 1 mile from the entrance/exit of the A30, where there is a Garage, Shop and Subway eatery. The nearest village is Lewannick where there is a Post Office, General Store, Public House and Church. Plymouth is circa 25 miles and Exeter is 50 miles. The North/South coasts are about 20 miles equidistant. The nearest town is Launceston some 8 miles away. The park is well maintained and we understand that pets are accepted on the park and there is currently a Residents Association.

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## Entrance Hallway

**Sitting/Dining Room**  
19'1" x 18'0" (5.83m x 5.51m)

**Kitchen**  
9'4" x 9'4" (2.87m x 2.87m)

**Bedroom 1**  
9'4" x 9'3" (2.87m x 2.84m)

**Walk in Wardrobe**  
5'6" x 4'3" (1.70m x 1.31m)

**En-Suite**  
5'6" x 4'11" (1.70m x 1.50m)

**Bedroom 2**  
9'4" x 9'4" (2.87m x 2.87m)

**Bathroom**  
7'6" x 5'6" (2.31m x 1.68m)

**Services**  
Mains Electricity. Private Water & Drainage.  
LPG Gas Central Heating.  
Council Tax Band A.

**Agents Note**  
We have been informed the current ground rent and service charge for the property is £186.92 per calendar month, and the properties have a lifetime lease on the site.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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