



8 Trekestle Park  
Tregadillett | Launceston

Guide Price £105,000



This 1 double bedroom park home is situated on a popular over 50's residential site and has gardens, off road parking and gas central heating. It is offered for sale with no forward chain.

Internally the accommodation comprises of a kitchen with a range of units and built in oven and hob. There is space for a dining table. This room leads through to the living room which is dual aspect and has a feature fireplace.

The bedroom is a good size double with a range of built in wardrobes. A partly tiled bathroom has a white three piece suite with shower over the bath.

Outside the garden is laid to lawn and has a garden shed. It benefits from a ramped access with no steps and it is located in its own plot with gardens all round. To the front of the property there is off road parking.



#### Situation

The village of Tregadillett lies approximately three miles to the West of Launceston and boasts a range of amenities including a Public House/Restaurant, Primary School and a Place of Worship. The ancient former market town of Launceston offers a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

#### Directions

The postcode to the property is PL15 7EY. From Launceston, take the A30 Bodmin road, and take the first exit for Tregadillett; head down to the mini roundabout and bear right heading under the A30; follow the road until you reach the village of Tregadillett. Upon entering the village continue passing the Eliot Arms Public House on the right hand side and at the next mini roundabout take the right hand turning into Prouts Way. The first left will lead into Trekestle Park and number 8 is in the top left hand corner of the site.

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**Living Room**  
10'11" x 11'3" max (3.35m x 3.45m max)  
(excluding window)

**Kitchen**  
9'3" x 11'4" (2.82m x 3.45m)

**Bathroom**  
5'6" max x 8'4" max (1.68m max x 2.54m max)

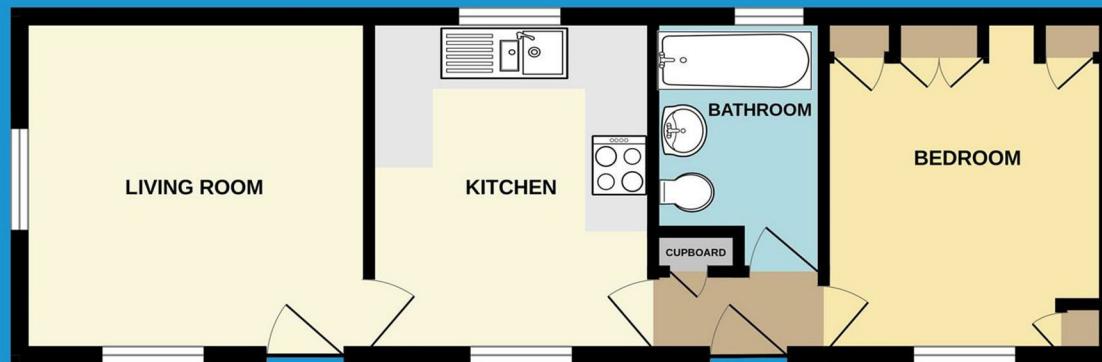
**Bedroom**  
9'1" x 11'4" (2.77m x 3.45m)

**Services**  
Private Electricity, Water & Gas, purchased from the site owner via a meter.  
Mains Drainage.  
LPG Gas Central Heating.  
Council Tax Band A.

**Agents Note**  
Over 50's Site.  
Pets Are Considered - But Will Need The Site

**Owner's Confirmation.**  
Ground rent payable monthly to the site, for further information and the site rules please contact the agent.

**Agent Note**  
The vendors have had an insulation skin added to all the external elevations of the park home to add to the energy efficiency.



**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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