

## 4 BEACON VIEW GLOBE VALE, RADNOR, TR16 4BH



- STATIC PARK HOME
- BOTTLED GAS HEATING
- TWO BEDROOMS
- PRIVATE PARKING FOR 2/3 CARS
- CONVENIENT LOCATION
- 12 MONTH PERMANENT OCCUPANCY

**£63,500**

This static park home is located near the popular Globe Vale site at Radnor, within two miles of Redruth town centre and a virtually similar distance to the North Cornish coast. This is a Pathfinder 38 foot unit which offers two bedrooms, a light and airy fitted kitchen with a lounge/dining area together with a shower room. The kitchen area is well equipped with a built-in oven and gas hob with a cooker hood also included. There is private parking for two/three cars alongside the unit. Globe Vale is a quiet countryside park with far reaching views across open fields towards St Agnes beacon and the North coast of Cornwall. On-site facilities include a laundrette, children's play area, on-site shop and the site is renowned for being pet friendly. There is good access to the main A30 trunk road.

Double glazed entrance door leads to **HALLWAY** leading in turn to: **OPEN PLAN KITCHEN/LIVING AREA 5.93m x 3.55m (19'5 x 11'8)**  
The living area offers a wall mounted coal effect electric fire. Two radiators. Two double glazed windows. Double glazed French doors lead to decked veranda with illuminated canopy over. Superb rural views. The kitchen area comprises a range of roll edge fitted work surfaces to three walls with one with inset stainless steel single drainer sink unit with mixer tap. Good range of fitted floor and wall cupboards. Larder fridge/freezer included. Built-in electric oven and gas hob with stainless steel extractor hood. Radiator. Double glazed window. Spot lighting. Plumbing and space for an automatic washing machine. Ample power points.

**BEDROOM 1 3.46m x 2.64m (11'4 x 8'8)**

Radiator. Double glazed bay window. Built-in over bed storage units and built-in wardrobes. TV point.

**BEDROOM 2 2.47m x 1.42m (8'1 x 4'8)**

Built-in storage cupboards. Double glazed window. Radiator. TV point.

## SHOWER ROOM

Equipped with a walk-in glazed shower cubicle with a wall mounted electric shower. Pedestal wash hand basin with wall cabinet over. Ladder towel rail. Low level flush wc.

## EXTERIOR

There is a chipped parking area to the side of the unit providing private off-road parking for two/three cars together with a small lawned area. Bottled gas storage storage cupboard.

## TENURE

The premises are held on a leasehold basis with approximately 20 years remaining. The ground rent currently payable is £265 PCM including VAT and service charge.

## AGENTS NOTE

The prospective purchaser will be required to attend a meeting with the site owner by appointment prior to completion of the purchase.



These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only.