

EPC: No EPC

Gwallon, Marazion, Cornwall

Asking Price: £89,950

Miller Countrywide













Charming One Bedroom Park Home for the Over 50s in Marazion

Situated within a peaceful and welcoming over-50s community in the sought-after coastal town of Marazion, this well-presented one bedroom park home offers comfortable and low-maintenance living in a superb location.

The accommodation comprises a bright and cosy lounge featuring a wood-burning stove, creating a warm and inviting atmosphere throughout the year. The fitted kitchen provides ample storage and workspace, while the double bedroom benefits from a fitted wardrobe. A modern shower room completes the internal accommodation.

Outside, the property enjoys a private wrap-around garden, offering plenty of space to relax, entertain, or enjoy gardening. There is also a useful storage shed for additional practicality.

Further benefits include parking for one vehicle, together with an allocated visitor parking space.

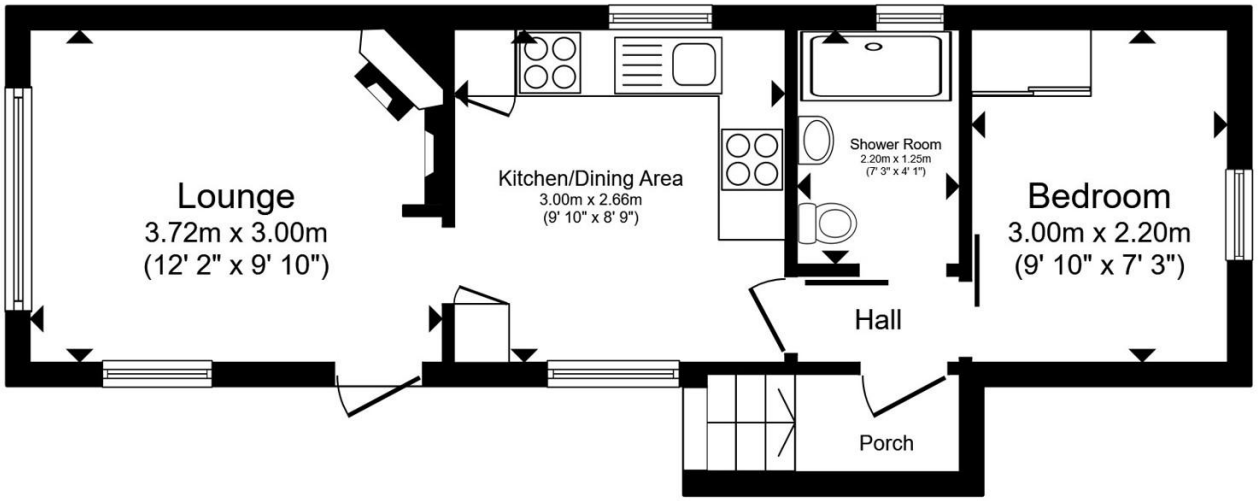
This delightful home is ideally suited to those seeking a peaceful lifestyle close to the beach, coastal walks and amenities that Marazion has to offer.

Viewing is highly recommended to fully appreciate all this charming home has to offer.

Agents Notes:
Site fee £36.00 per week which includes sewage
Mobile signal information taken from the Ofcom website: EE and Three: Good outdoor and in-home o2 and Vodafone: Good outdoor







Total floor area 32.4 m² (348 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **A**

Tenure: **Freehold**

Service Charge: **£36 per week includes sewage**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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