



**27 Planet Park  
Delabole, PL33 9BQ**

Brand new two bedroom park home with en-suite. Modern, well equipped home with parking and outside space located on the highly regarded Planet Park. Newly installed and landscaped.



**New two bedroom park home**

**Separate dining room**

**Beautiful location with countryside views**

**Near to local amenities**

**En-suite master bedroom with dressing area**

**Bright, airy, and comfortable rooms**

**Parking and outside space**

**£159,950**

# 27 Planet Park

## Delabole, PL33 9BQ

£159,950

### Description

Brand new two double bedroom park home with master en-suite shower room and dressing room. Large lounge and adjoining dining room. Modern kitchen with built-in appliances. Located on a well regarded site with fantastic countryside views. Near to lots of popular North Coast holiday locations such as Boscastle, Tintagel, and Bude. From the quiet entrance road you turn onto a slabbed parking bay next to the park home. Through the Upvc front door into the hallway.

### Lounge 19' 2" x 12' 0" (5.84m x 3.65m)

A large, light, and bright room by virtue of two front facing shallow bay windows and a further window to the side aspect. Two central heating radiators. Fire surround with coal effect electric fire fitted. Recessed spot lighting. Double doors lead through to:

### Dining Room 10' 0" x 9' 3" (3.06m x 2.82m)

Another bright room with a large window to the side aspect with extra light coming through the double doors to the lounge. The flooring is a tasteful grey tile with white grouting. Doors lead through to the hallway and the kitchen.

### Kitchen 9' 4" x 12' 7" (2.84m x 3.84m)

The grey tiled floor continues into the kitchen which is beautifully equipped with light coloured wall and base units with cream worktops. To the side of the kitchen is a wall of full length storage cupboards and incorporates a built-in fridge freezer. Within the units are a built in washing machine and dish washer. The worktop has an integrated stainless steel sink with mixer tap. There is a four ring gas hob with an electric oven below and an extractor hood above. There is a window and glazed access door to the side aspect. Recessed spot lighting.

### Entrance Hallway

The entrance hallway has good natural light from the glazed side door. A hall closet with room for coats, vacuum cleaner etc. Further doors lead to the bedrooms and bathroom. Radiator.

### Bedroom 1 12' 9" x 10' 2" (3.89m x 3.10m)

An impressive room with en-suite facilities and also has an extra 1.7m recess used as a walk-in wardrobe/dressing area. Double patio doors lead out to the garden area. The en-suite comprises a corner shower with glass sliding door, a pedestal wash hand basin, and low level WC. The en-

suite has the same grey tiling as the kitchen and dining rooms. Radiators to both the bedroom and en-suite. Recessed spot lighting.

### Bedroom 2 11' 0" x 9' 4" (3.35m x 2.84m)

Another large double room with a large window to the side aspect. This bedroom incorporates floor to ceiling wardrobes and over-bed storage. Radiator

### Bathroom

With fully tiled walls and floor. The suite comprises a panelled bath, pedestal wash hand basin, and low level WC. An opaque window is to the side aspect. Heated towel rail.

### Outside

The garden area to this park home has been designed for easy maintenance and comprises of a hard standing for parking, slabbed patio areas and paths leading around with grey chippings to the sides. Ideal for outside dining and lounging in the sun. A small strip of lawn is to the front and is a nice spot for planting or for potted shrubs and plants.

### Agents Notes

This is a well constructed, visually appealing, and well fitted out park home on a very popular site with outstanding countryside views. Pets are allowed on this site.. Heating is by gas. Mains electricity, water, and drainage. Park maintenance fees are £173.93 per month and council tax is band A. You will be impressed by this park home and its location so book your viewing before it is sold.



### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

