

FOR SALE



Pendra Loweth, Maen Valley
Guide Price £160,000

MARTIN&CO

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- HOLIDAY HOME INVESTMENT OPPORTUNITY
- PRIVATE AND TUCKED AWAY
- ON-SITE LEISURE FACILITIES
- ALLOCATED AND VISITOR PARKING
- BEAUTIFUL TENDED COMMUNAL GARDENS

Tucked away in this quiet corner of the ever popular Pendra Loweth Holiday Village, this two double bedroom cottage is perfect for investors or second home ownership.

'Primrose Cottage' is delightful two double bedroom holiday cottage tucked away in a quiet corner of this ever popular holiday village at Pendra Loweth.

This property would be perfect for someone looking for either a second home or an investor looking for something to generate a good return as it has been a popular cottage for holiday makers throughout the year.

The property is light and spacious being well proportioned throughout and has an open plan layout to the ground floor, the living space leads to a sheltered private patio area which is an excellent place to take in those summer evenings. Two double bedrooms and a family bathroom on the first floor, parking and visitor parking are available close by.



Pendra Loweth has many facilities for guests to use which include a gym, jacuzzi, small splash pool, soft play area for toddlers as well as an outside play area for children.

A seasonal bar and restaurant are found in the clubhouse, also a laundry room, two tennis courts, numerous picnic areas with benches, 3 electric car charging points are close at hand.

A footpath and short walk through Pendra Loweth leads to the picturesque Maenporth and Swanpool beaches.

Agent's Note - The properties within Pendra Loweth are for use as second homes or holiday letting, and not to be used as a permanent residence.

Tenure - 999 Year lease from 25 July 2000 with a share of the freehold.

Ground rent/maintenance charge: £3,350.18 for 2024/2025 and includes management, upkeep of the grounds and gardens, use of the tennis courts, pool, gym, outdoor play area, soft play area and club house and buildings insurance.

Council Tax Band B

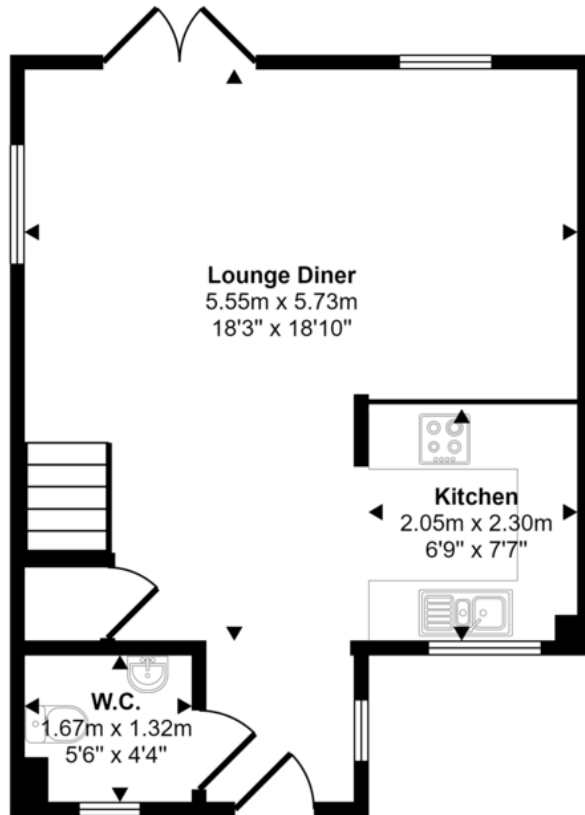
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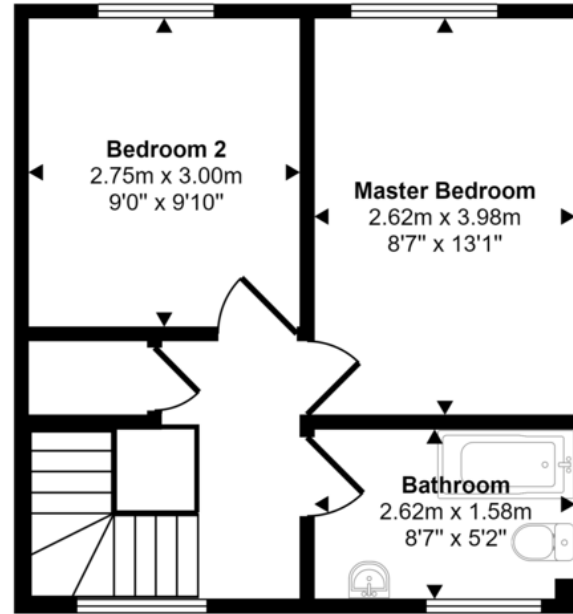
Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits with five beaches offering fabulous sea swimming, paddle boarding and coastal hiking opportunities. Being home to the world-famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area
68 sq m / 733 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft



First Floor
Approx 31 sq m / 339 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. More info on our happy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.


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