



Mousehole Bungalow Park 38
Kenegie Manor Holiday Park,
Gulval, Penzance, Cornwall, TR20
8YN







MOUSEHOLE BUNGALOW PARK 38 KENEGIE MANOR HOLIDAY PARK, GULVAL, PENZANCE, TR20 8YN

GUIDE PRICE £85,000 LEASEHOLD

A nicely presented semi detached holiday bungalow with 12 months holiday occupancy, situated within the popular Kenegie Manor Holiday Park with use of on-site facilities.

*** TWO BEDROOMS * OPEN PLAN LIVING ROOM/KITCHEN * SHOWER ROOM ***

*** FULLY EQUIPPED AND FURNISHED FOR 5 PEOPLE * USE OF ON-SITE FACILITIES ***

*** ALLOCATED PARKING * SUCCESSFUL HOLIDAY LET * EPC = E ***

*** COUNCIL TAX BAND = RATED FOR BUSINESS USE * APPROXIMATELY 31 SQUARE METRES ***

An exceptionally well presented two bedroom semi detached holiday bungalow, with 12 months holiday occupancy in a popular location, within this well established site on the outskirts of the village of Gulval, with easy access to Penzance and St Ives and use of on-site facilities such as swimming pool, tennis courts and bar.

UPVC double glazed door into:

HALLWAY: Further door to:

OPEN PLAN LOUNGE/KITCHEN: 14' 0" x 10' 8" (4.27m x 3.25m) Double glazed windows to front and rear with door onto patio, wall mounted electric heater.

KITCHEN AREA: 8' 2" x 4' 2" (2.49m x 1.27m) Base and wall units with worksurfaces and tiling over, single drainer stainless steel sink, space for cooker, extractor fan over, fridge, double glazed window to rear.

BEDROOM ONE: 9' 3" x 8' 0" (2.82m x 2.44m) Double glazed window to front, electric heater.

BEDROOM TWO: 9' 7" x 8' 0" (2.92m x 2.44m) Double glazed window to side, electric heater.

SHOWER ROOM: Fully tiled walls and floor, WC, vanity wash hand basin, electric shower, heated towel rail, illuminated mirror, extractor fan, access to loft.

OUTSIDE: To the rear of the property is a patio area, allocated parking and use of the grounds and it's facilities.

SERVICES: Mains water, electricity and communal septic tank.

AGENTS NOTE: We understand from Openreach website that fibre broadband is not yet available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of timber frame rendered under a tiled roof. Directions with "What Three Words" app: snowballs.efficient.behind

LEASE: 999 years from 1987.

CHARGES: Ground rent: 403.14 pa. Service charge: 883.01 pa.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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