



Marshall's
ESTATE AGENTS



39 Old Court, Kenegie Manor, Gulval,
Cornwall, TR20 8YN







39 OLD COURT, KENEGIE MANOR, GULVAL, CORNWALL, TR20 8YN

GUIDE PRICE £75,000 LEASEHOLD

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

*** FRONT AND REAR PATIO * ALLOCATED PARKING * USE OF ON SITE FACILITIES ***

*** SLEEPS FOUR PEOPLE * 12 MONTHS HOLIDAY OCCUPANCY ***

*** EPC = E * COUNCIL TAX BAND = RATED FOR BUSINESS USE ***

A nicely presented two bedroom terraced holiday home, situated in popular Kenegie Holiday Park on the outskirts of Penzance, with the use of on site facilities such as swimming pool, bar, tennis courts and putting green. The accommodation comprises of two bedrooms and shower room on the first floor, open plan lounge/kitchen, leading onto both front and rear patio, allocated parking for one vehicle to the front. The property enjoys 12 months holiday let occupancy and is presently let by the present vendors (figures are available upon request). The property is fully furnished and equipped for four people and viewing is recommended.

UPVC double glazed door into:

OPEN PLAN KITCHEN/LIVING ROOM: 20' 0" x 13' 0" (6.10m x 3.96m) Double glazed doors and windows to both front and rear, two panel heaters, stairs rising, wooden base and wall kitchen units with worksurfaces and tiling over, space for cooker and dishwasher, single drainer stainless steel sink unit.

FIRST FLOOR LANDING: Door to:

BEDROOM ONE: 9' 9" x 8' 6" (2.97m x 2.59m) Double glazed to front, storage cupboard over stairs.

BEDROOM TWO: 10' 9" x 7' 0" (3.28m x 2.13m) Skylight to rear, built in wardrobe, electric heater.

SHOWER ROOM: Skylight to rear, WC, pedestal wash hand basin, tiled shower cubicle, heated towel rail, shaver light and point.

OUTSIDE: Patios to both front and rear, allocated parking for one vehicle, use of communal gardens and on site facilities to include swimming pool, bar, club house, small shop, tennis courts and putting green.

SERVICES: Mains water, electricity and drainage.

LEASE: TBC

CHARGES: Ground rent, service charge and water: £1858.27 pa

DIRECTIONS: Via "What3Words" app: [///gather.warbler.inert](https://www.what3words.com/#!/gather.warbler.inert)

AGENTS NOTE: We tested the mobile phone signal for O2 which was good. The property is constructed of block under a tiled roof.

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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