



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







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

GUIDE PRICE £80,000 LEASEHOLD

*** 10 MONTHS HOLIDAY OCCUPANCY * TWO BEDROOMS ***

*** OPEN PLAN LIVING ROOM / KITCHEN * SHOWER ROOM * NICELY PRESENTED ***

*** ACCESS TO COMMUNAL GARDENS, SWIMMING POOL, SAUNA, TENNIS COURT AND CLUBHOUSE ***

*** DOUBLE GLAZING * VIEWING HIGHLY RECOMMENDED * EPC = E ***

*** COUNCIL TAX BAND = RATED FOR BUSINESS USE * APPROXIMATELY 48 SQUARE METRES ***

This nicely presented holiday home enjoys a very pleasant situation on the outskirts of the site offering accommodation to comprise of two bedrooms and shower room on the first floor with an open plan living room/kitchen on the ground floor. The property is fully equipped for four people. Kenegie Manor Holiday Park being approximately 1.5 miles from Penzance with access to nearby St Ives, open countryside and the beaches surrounding Mount's Bay. The property offers an excellent investment opportunity.

UPVC double glazed window into:

OPEN PLAN LIVING ROOM/KITCHEN: 19' 0" x 13' 0" (5.79m x 3.96m) UPVC double glazed windows and doors to front and rear, stairs rising, range of base and wall mounted units with work surface and tiling over, stainless steel sink unit with electric water heater, tv point.

FIRST FLOOR LANDING:

BEDROOM ONE: 9' 7" x 8' 6" (2.92m x 2.59m) Double glazed window to the front, shelved cupboard.

BEDROOM TWO: 10' 7" x 6' 9" (3.23m x 2.06m) Double glazed to the rear, built in wardrobe.

SHOWER ROOM: Double glazed window to the rear, shaver socket and light, vanity wash hand basin, low level w.c., fully tiled shower cubicle, heater towel rail.

OUTSIDE: There is a small patio area to the front.

LEASE: Remainder of 999 year lease.

CHARGES: Ground rent, service charge, water and sewage: approximately £2,227.52 p.a.

DIRECTIONAL NOTE: From Penzance proceed in an easterly direction passing Chyandour Square. Take the next left signposted Gulval and St Ives. Proceed along this road through the village of Gulval. After approximately a third of a mile Kenegie Manor will be on your left hand side. Follow the road in front of the Manor House veering right then left whereby the property can be found on your right hand side.

AGENTS NOTE: We checked the phone signal with EE which was adequate. The property is constructed of block under a tiled roof. We understand from Openreach that broadband is not available to the property.

LEASE: TBC

SERVICES: Water, electricity, shared communal drainage.

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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