



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







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

GUIDE PRICE £85,000 LEASEHOLD

*** 10 MONTHS HOLIDAY OCCUPANCY * TWO BEDROOMS * OPEN PLAN LIVING ROOM ***

*** KITCHEN * SHOWER ROOM * BEAUTIFULLY PRESENTED ***

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

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

*** APPROXIMATELY 47 SQUARE METRES ***

A nicely presented two bedroom holiday residence, at present being successfully let for up to 6 people within the delightful grounds of former Manor House with access to swimming pool, sauna, tennis court, communal gardens and clubhouse. This reverse level, nicely presented holiday home enjoys a very pleasant situation on the outskirts of the site and offers accommodation to comprise of two bedrooms and shower room on the ground floor and an open plan living room and kitchen on the first floor. Kenegie Manor holiday park is located approximately one and a half miles outside of Penzance with access to near by St Ives and open countryside. The property offers an excellent investment opportunity.

UPVC double glazed door into:

OUTER HALLWAY: Further door to rear.

INNER HALLWAY: Stairs rising, door to:

SHOWER ROOM: Double glazed window to rear, extractor fan, shaver point and light, heated towel rail, tiled floor, w/c, pedestal wash hand basin, with water heater over, electric shower cubical.

BEDROOM ONE: 10' 0" x 8' 2" (3.05m x 2.49m) Double glazed window to front, cupboard under stairs, built in wardrobe.

BEDROOM TWO: 10' 9" x 7' 0" (3.28m x 2.13m) Double glazed window to rear, built in wardrobe to one wall.

FIRST FLOOR

OPEN PLAN LIVING ROOM/KITCHEN DINER: 19' 5" x 13' 0" (5.92m x 3.96m) Double glazed windows to front and rear, tv point, access to loft, wall mounted electric panel heater, range of basin wall units with worksurface and tiling over, single drainer stainless steel sink, electric cooker point.

LEASE: TBC

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

DIRECTIONAL NOTE: From Penzance take the B3311 towards St Ives passing through Gulval and up the hill whereby the main entrance to the park can be found on your left 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.

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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