



40 Carbis Bay Holiday Park,  
Laity Lane, Carbis Bay,  
Cornwall, TR26 3HW













**40 CARBIS BAY HOLIDAY PARK, LAITY LANE, CARBIS BAY, CORNWALL, TR26 3HW**

**GUIDE PRICE £200,000 FREEHOLD**

**\* LOUNGE/DINER \* KITCHEN \* BATHROOM \* FRONT AND REAR GARDENS \***

**\* DOUBLE GLAZING \* GAS CENTRAL HEATING \* NO ALLOCATED PARKING \***

**\* NO ONWARD CHAIN \* VIEWING ESSENTIAL \***

**\* EPC = C \* COUNCIL TAX BAND = A \***

**\* APPROXIMATELY 55 SQUARE METRES \***

A beautifully presented two double bedroom semi-detached bungalow, that is offered to the market with no onward chain. The present vendors have updated the property with a good size lounge/diner, well equipped kitchen, family bathroom, front and rear gardens, there is an area of communal residential parking, double glazing and gas central heating throughout. The property is in easy reach of Carbis Bay shops and amenities and the beautiful beach. With good transport links via bus and train, we strongly recommend an early appointment to view.

Double glazed door to:

**LOUNGE/DINER:** 19' 11" x 13' 11" (maximum) (6.07m x 4.24m (maximum)) L shaped, two double glazed windows to the front, two radiators, serving hatch to kitchen.

**INNER HALLWAY:** With access to the loft.

**KITCHEN:** 9' 10" x 8' 7" (3.00m x 2.62m) Serving hatch to dining area, double glazed window and door to the side, range of wall and base matching units, stainless steel sink with mixer tap and drainer, brand new electric cooker, plumbing for washing machine, space for fridge/freezer, cupboard housing wall mounted boiler, complementary tiling.

**BEDROOM ONE:** 11' 10" x 9' 10" (3.61m x 3.00m) Double glazed window to the rear, radiator.

**BEDROOM TWO:** 9' 7" x 8' 8" (2.92m x 2.64m) Double glazed window to the rear, radiator.

**BATHROOM:** 6' 4" x 5' 10" (1.93m x 1.78m) Panelled bath with separate shower over, vanity sink unit with storage under, low level WC, fully tiled walls, Dimplex wall mounted electric heater, extractor fan.

**OUTSIDE:** To the front of the property the garden is laid to lawn, the side area is paved with useful storage shed, garden is gravelled for ease of maintenance with wall and hedge boundaries. There is no official parking with the property, however there are communal spaces.

**SERVICES:** Mains electricity, gas and water (metered) and drainage.

**DIRECTIONS:** Via "What3Words" app: [///fidget.owned.lately](https://www.what3words.com/owned.lately)

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for EE 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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