

A modern, two-story house with a large glass extension, surrounded by tall grasses and a clear blue sky. The house has a dark roof and light-colored siding. The glass extension is on the right side of the house. The house is surrounded by tall, dry grasses and a clear blue sky. The sun is visible in the upper left corner of the image.

22 Porth Point, St. Ives Bay
Holiday Park, Loggans Road ,
Hayle, Cornwall, TR27 5BH

The logo for Marshall's Estate Agents, featuring a stylized 'M' inside a square, followed by the text 'Marshall's' and 'ESTATE AGENTS' below it.

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22 PORTH POINT, ST. IVES BAY HOLIDAY PARK, LOGGANS ROAD , HAYLE, CORNWALL, TR27 5BH

GUIDE PRICE £95,000 FREEHOLD

*** MAIN BEDROOM WITH ENSUITE AND WALK IN WARDROBE ***

*** SECOND BEDROOM (TWIN ROOM) * OPEN PLAN LIVING / KITCHEN / DINING ROOM ***

*** DECKED AREA TO THE FRONT WITH SEA GLIMPSES * DOUBLE GLAZING ***

*** LPG CENTRAL HEATING * PARKING * AREA LAID TO LAWN ***

*** 12 MONTH HOLIDAY OCCUPANCY * EPC = E * COUNCIL TAX RATED FOR BUSINESS USE ***

*** APPROXIMATELY 31 SQUARE METRES ***

Situated on the popular St Ives Bay Holiday Park is this 2020 Riverwood Lodge holiday property. The accommodation comprises a modern open plan living/kitchen/dining room, two bedrooms, one with an ensuite shower room and walk in wardrobe along with a family bathroom. Externally there is a good size decking area and parking for multiple vehicles. The property has all year occupancy but cannot be used as your primary residence. Due to the popularity of properties within the area, we would highly recommend an early appointment to view.

STEPS UP TO DECKING WITH DOUBLE GLAZED DOOR TO:

OPEN PLAN LIVING / KITCHEN / DINING ROOM 19' 8" x 12' 9" (5.99m x 3.89m)

KITCHEN / DINING AREA: Range of base and wall mounted units, double glazed window to the side, composite one and a half bowl sink unit with mixer tap and drainer, integrated microwave, washer/dryer, dishwasher, electric oven and base hob with extractor hood over, cupboard housing LPG boiler.

LIVING AREA: Double glazed windows to the sides, double glazed patio doors with side panels opening to the decking with sea glimpses, electric fire.

HALLWAY: Coat hooks.

BEDROOM ONE: 8' 10" x 8' 6" (2.69m x 2.59m) Double glazed window to the rear, radiator. Doors to walk in wardrobe and:

ENSUITE SHOWER ROOM: Double size mains shower cubicle with glazed screen, low level w.c., circular sink with mixer tap and storage under, heated towel rail, double glazed window to the side, extractor fan.

WALK IN WARDROBE: Fitted hanging rails and drawer unit, double glazed window to the side, radiator.

BEDROOM TWO: 11' 3" x 6' 3" (3.43m x 1.91m)
Built in wardrobe, double glazed window to the side, radiator.

SHOWER ROOM: Double size mains shower cubicle with glazed screen, low level w.c., circular sink with mixer tap and storage under, heated towel rail, double glazed window to the side, extractor fan.

OUTSIDE: To the front and side of the property there is a parking area for multiple vehicles with steps leading to the decking which lays predominantly to the front offering a good size seating area with sea glimpses over surrounding lodges.

SERVICES: Mains water, electricity and drainage. LPG heating.

AGENTS NOTE: The property is on a holiday site and is restricted to 12 months holiday occupancy therefore cannot be your sole residence. We checked the phone signal with EE which was good.

SERVICE CHARGE: £8995 per annum. On sale of the property, 10% of the purchase price is payable to the site by the seller.

DIRECTIONAL NOTE: From Marshall's Hayle office proceed in an easterly direction, upon reaching the double mini roundabouts take the first exit towards Upton Towans. Proceed along this road for approximately half a mile turning left into St Ives Bay Holiday Park. At the small roundabout turn left, then at the next roundabout turn right then right again whereby the property can be found on your right hand side.

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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