

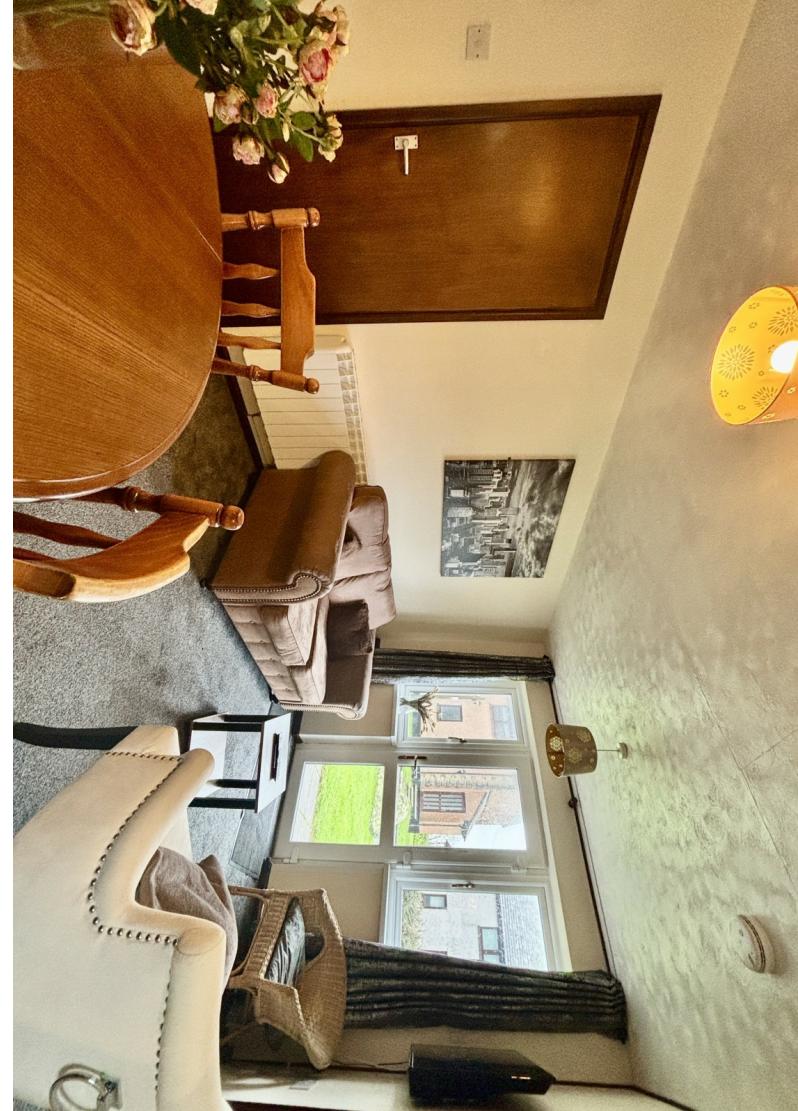


13 Old Court, Kenegie Manor,  
Gulval, Cornwall, TR20 8YN









**13 OLD COURT, KENEGIE MANOR, GULVAL, CORNWALL, TR20 8YN**

**£59,500 LEASEHOLD**

**\* TWO BEDROOMS \* OPEN PLAN LIVING ROOM/KITCHEN \* ALLOCATED PARKING \***

**\* USE OF ON-SITE FACILITIES \* SUCCESSFUL HOLIDAY LET \***

**\* FULLY FITTED AND FURNISHED \* EPC = E \***

**\* COUNCIL TAX BAND = RATED FOR BUSINESS USE (PREVIOUSLY A) \***

**\* APPROXIMATELY 36 SQUARE METRES \***

A beautifully presented semi detached two bedroom holiday bungalow with 12 months holiday occupancy, situated on the Kenegie Holiday Park, with on-site facilities such as swimming pool, bar, tennis courts and putting green. The accommodation comprises of two bedrooms, open plan lounge/kitchen and shower room, allocated parking for one vehicle and the use of on-site facilities. The property has been successfully holiday let by the present vendors and figures are available upon request. The property is fully fitted and furnished, has wi-fi controlled heating system and the ground rent is fixed for the duration of the remaining lease.

UPVC double glazed door into:

**HALLWAY:** Doors to:

**LOUNGE/KITCHEN:** 14' 6" x 9' 2" (4.42m x 2.79m) TV point, electric heater, double glazed door and windows onto rear patio.

**KITCHEN AREA:** 8' 0" x 5' 3" (2.44m x 1.60m) Double glazed window to rear, base and wall units, worksurfaces and tiling over, single drainer stainless steel sink unit, electric cooker point, space for fridge.

**BEDROOM ONE:** 9' 3" x 8' 2" (2.82m x 2.49m) Double glazed window to rear, access to loft, electric radiator.

**BEDROOM TWO:** 8' 2" x 7' 0" (2.49m x 2.13m) Double glazed window to rear, electric heater, built in wardrobe.

**SHOWER ROOM:** Double glazed window to front, WC, wash hand basin, shaver light and point over, fully tiled shower cubicle, extractor fan, heated towel rail.

**OUTSIDE:** There is a patio to the rear of the bungalow, use of communal gardens, allocated parking for one vehicle, on-site facilities to include, swimming pool, bar and club house, small shop, tennis courts and putting green.

**SERVICES:** Mains water, electricity and drainage. Wifi controlled electric heating system.

**LEASE:** 999 years from 1st April 1985.

**CHARGES:** Service Charge: £1,215.48 pa to include water and sewage. Ground rent: £416.88 pa.

**DIRECTIONS:** Via Three Words App: //indicated.shot.imparts

**AGENTS NOTE:** We understand from Openreach website that Superfast Fibre Broadband (FTTC) is available to the property. 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