

camel H O M E S

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

Tel - 01872 571454

sales@camelhomes.co.uk



Sat. Nav: TR5 0XH
What3Words ///vivid.path.brink

For further help with directions, please call Camel Homes on 01872 571454

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1 Perran View

Trevellas, St Agnes, TR5 0XH

Leasehold

£96,000

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

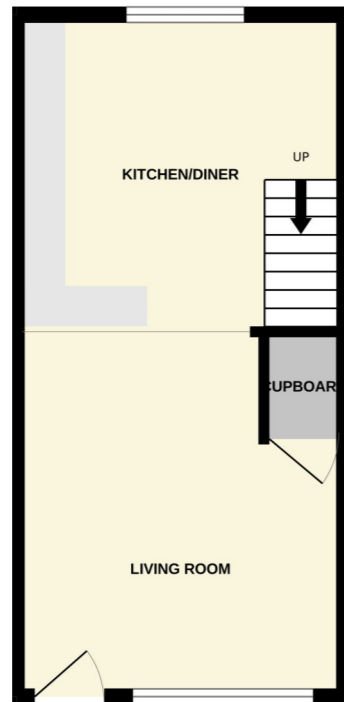
PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

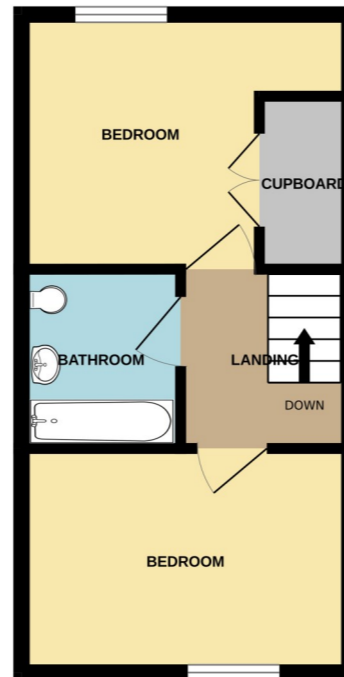
DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Registered in England and Wales No. 06608721

Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Tom Dowling





1 Perran View

Trevellas, St Agnes TR5 0XH

Set in the corner of a tucked away close, on this popular holiday resort is this well-presented holiday home which offers comfortable and spacious living accommodation and would make an excellent Cornish getaway or investment opportunity. The property benefits from electric heating and uPVC double glazing. There is a small patio to the front and communal gardens.

The ground floor benefits from an open plan living room/kitchen/diner with storage and is presented to a high standard.

To the first floor can be found two bedrooms and a family bathroom.

Situated midway between the popular coastal villages of Perranporth and St Agnes. Perran View Holiday Park site facilities include a heated indoor swimming pool, sauna, tennis courts, crazy golf, children's play area, launderette and shop. There is a sports bar and restaurant offering a range of eat-in and take away meals, as well as games room with pool table and arcade machines. The property is suitable for all year use, with site facilities remaining open for eight months of the year.

Principal accommodation comprises (all dimensions are approximate):

Living Room 24'9 x 11'10 (7.54m x 3.61m)

Double glazed window and door to the front of the property. Electric Heater. Double glazed door to the rear of the property. Doorway into the dining room. Open plan to the kitchen.

Kitchen

Well fitted kitchen with range of wall and base units, oven, hob and space for white goods. Double glazed window to the rear. Stairs leading to the first floor.

First Floor Landing

Doors off to the bedrooms and shower room.

Bedroom One 11'10 x 8'1 (3.61m x 2.46m)

Double glazed window to front elevation.

Bathroom

Modern white suite comprising a panel bath close coupled WC and wash hand basin.

Bedroom Two 9'2 x 8'7 plus 3'2 x 2'9 (2.79m x 2.62m plus 0.97 x 0.84)

Double glazed window to rear elevation. Two built in wardrobes.

Outside of the Property

To the front you have a small lawned garden with picnic bench.

- TWO BEDROOM HOLIDAY HOME
- OPEN PLAN LIVING ROOM/ KITCHEN/DINER
- INVESTMENT OPPORTUNITY
- LOCATED CLOSE TO ST AGNES AND PERRANPORTH
- AVAILABLE FULLY FURNISHED
- DOUBLE GLAZED & ELECTRIC HEATING
- WELL PRESENTED
- RESIDENTS' PARKING
- EPC - E

Site Charges

Service fees - £1643.09
Ground rent - £503.84
Water sewerage - £523.20
Road charges - £310.40

TENURE Leasehold 999 years from 1st April 1988 with 965 years remaining.

