

camel H O M E S

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16 Perran View, Trevellas
St Agnes, TR5 0XH

Leasehold

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

MONEY LAUNDERING REGULATIONS

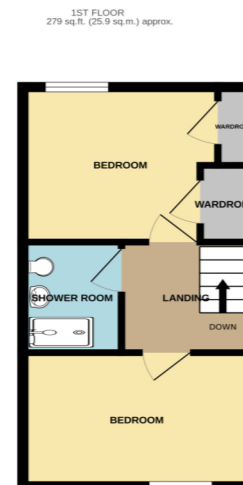
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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 Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Thomas Dowling





16 Perran View, Trevellas
St Agnes, TR5 0XH



PROPERTY DESCRIPTION & THE SITE

A three bedroom holiday home which offers comfortable and spacious living accommodation and would make an excellent holiday let or Cornish Getaway.

Available with no on-going chain, the property boasts a double bedroom on the ground floor that is hugely beneficial to those needing sleeping arrangements without stairs. There are a further two double bedrooms on the first floor, as well as a modern shower room.

The living accommodation comprises a well fitted kitchen as part of the open plan kitchen/living room/diner and enjoys the added benefit of a door leading to the rear of the property for an additional seating area.

The house is located off the road and close to the shop and play area, giving parents the chance to keep an eye on their children playing while sitting outside their property.

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.

PROPERTY ACCOMMODATION

Principal accommodation comprises (all dimensions are approximate):-

Open Plan Living Room/Kitchen/Diner
23'11" x 12'0" (7.29m x 3.66m)

Downstairs Bedroom
12'1" x 8'11" (3.68m x 2.72m)

First Floor

Landing
Doors off to:-
Bedroom
11'9" x 8'10" (3.58m x 2.69m)

Bedroom
9'9" x 9'1" (3.58m x 2.69m)

Shower Room
6'5" x 5'2" (1.96m x 1.57m)

Site Charges
Service fees - £1443.46
Ground rent - £442.63
Water sewerage - £459.64
Road charges - £242.69

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

- **A WELL PRESENTED HOLIDAY HOME ON THE POPULAR JOHN FOWLER SITE**
- **THREE BEDROOM HOUSE**
- **BENEFITING FROM A GROUND FLOOR DOUBLE BEDROOM**
- **AVAILABLE TO USE FOR 12 MONTHS.**
- **SWIMMING POOL, CRAZY GOLF, TENNIS, SHOP, BEAUTY TREATMENTS AND MORE AVAILABLE ON-SITE**
- **DOUBLE GLAZED & ELECTRIC HEATING**
- **CLOSE TO ST AGNES AND PERRANPORTH**
- **NOT AVAILABLE FOR PERMANENT RESIDENCY.**
- **EPC - AWAITING**

