



DIRECTIONS

Sat Nav: TR8 4LX

what3words: ///young.steered.creatures

For further help with directions, please contact Camel Homes, Perranporth.

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

MONEY LAUNDERING REGULATIONS

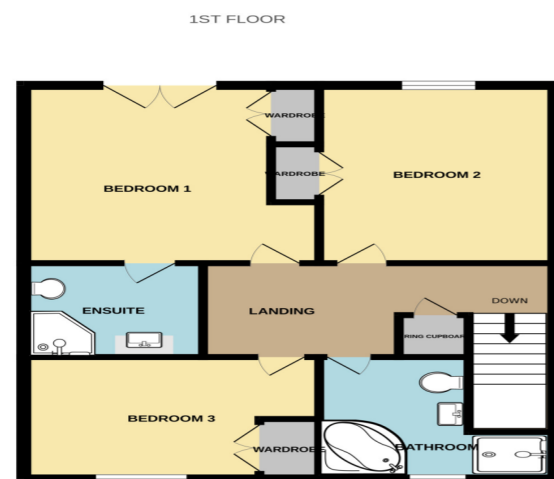
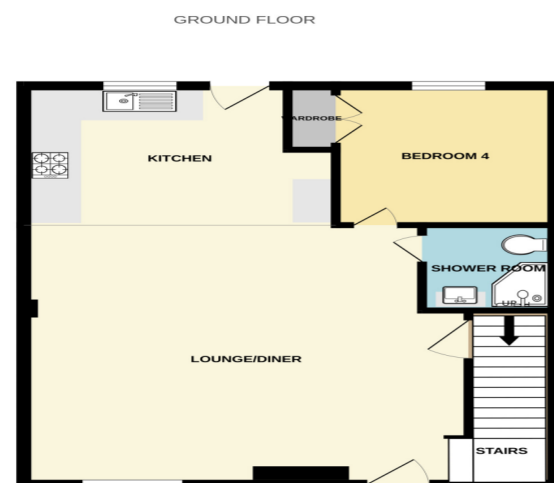
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



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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24 Golf Lodges, Atlantic Reach

Nr. Newquay, TR8 4AX

Leasehold

£115,000





24 Golf Lodges, Atlantic Reach
Nr. Newquay, TR8 4AX



PROPERTY DESCRIPTION & SURROUNDING AREA

The perfect opportunity to acquire this extremely well presented four double bedroom semi-detached holiday home with large open plan living room/kitchen/dining room.

As well as the spacious family orientated living room, the accommodation on the ground floor also comprises a handy double bedroom and shower room, perfect for those needing ground floor sleeping requirements.

On the first floor there are three further double bedrooms, a family bathroom and an en-suite to the master bedroom.

The property is available furnished and has been run as a successful holiday let by the current owners.

Situated on a popular holiday park which is open all year. On site facilities include restaurant, entertainment centre, bar, indoor and outdoor swimming pools, children's playground, supervised gym, tennis courts and nine hole golf course.

PROPERTY ACCOMMODATION
Principal accommodation comprises (all dimensions are approximate):-

GROUND FLOOR

Open Plan Living Room/Kitchen/Diner
4'2 x 3'2 (1.27m x 0.97m)

Entrance Hall

Living Room
26'1" x 20'11" (7.95m x 6.38m)

Ground Floor Bedroom
9'2" x 8'5" (2.79m x 2.57m)

Shower Room
5'6" x 5'2" (5'6" x 5'2")

FIRST FLOOR

Master Bedroom
12'0" x 11'2" (3.66m x 3.40m)

En-Suite
8'7" x 6'1" (2.62m x 1.85m)

Bedroom Two
11'2" x 8'1" (3.40m x 2.46m)

Bedroom Three
10'10" x 8'2" (3.30m x 2.49m)

Family Bathroom
9'4" x 8'2" (2.84m x 2.49m)

OUTSIDE OF THE PROPERTY

Gardens

The site offers a great array of facilities to include, Communal garden areas, indoor and outdoor swimming pools, fitness suite, bar, restaurant and more.

Lease Details

Lease Term: 963 years remaining of the original 999 year lease.
Service Charge £2640
Ground Rent £180 per annum,
Insurance charge of £300 per annum.

- **FOUR BEDROOM HOLIDAY HOME**
- **LARGE OPEN PLAN LIVING ROOM/KITCHEN/DINER**
- **DOWNSTAIRS BEDROOM AND SHOWER ROOM**
- **SITES FACILITIES INCLUDE INDOOR AND OUTDOOR SWIMMING POOL AND FITNESS CENTRE.**
- **ON-SITE LICENSED BAR, RESTAURANT AND LAUNDRY FACILITIES**
- **MASTER BEDROOM WITH EN-SUITE**
- **DOUBLE GLAZED THROUGHOUT**
- **BEAUTIFULLY PRESENTED AND AVAILABLE FURNISHED.**
- **PARKING CLOSE TO THE PROPERTY**
- **LEASEHOLD - REMAINDER OF 999YRS (APPROX 960YRS)**
- **EPC—E51**

