



## 22 Perran View Holiday Park

Higher Trevellas, St. Agnes, TR5 0XS

Guide Price £115,000



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## The Property

A three bedroom holiday home offering comfortable and spacious living accommodation and would make an excellent Cornish getaway or investment opportunity.

Perfect for personal holiday use or a holiday rental, the property boasts a double bedroom on the ground floor that is beneficial to those needing sleeping arrangements without stairs. There are a further two double bedrooms on the first floor, as well as a bathroom with bath, wash hand basin and W.C

The living accommodation comprises a fitted kitchen as part of the open plan kitchen/living room/diner, stairs to the first floor with storage space under.

The house is located 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.

Living room/Kitchen/Diner  
24'1" x 11'9" (7.34m x 3.58m)

## Bedroom

11'11" x 8'10" (3.63m x 2.69m)

## Landing

## Bedroom

11'9" x 8'10" (3.58m x 2.69m)

## Bathroom

6'5" x 5'6" (1.96m x 1.68m)

## Bedroom

9'9" x 9'1" (2.97m x 2.77m)

## Directions

Sat. Nav. TR5 0XH

What3Words///quoted.pizzeria.demand

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

## Property Information

Age of Construction: 1995

Construction Type: Block (Assumed)

Heating: Electric

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Business Rates

EPC: E40

Tenure: Leasehold

## Agents Notes

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

MONEY LAUNDERING REGULATIONS

Tel: 01872 571454

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.

#### Site Charges

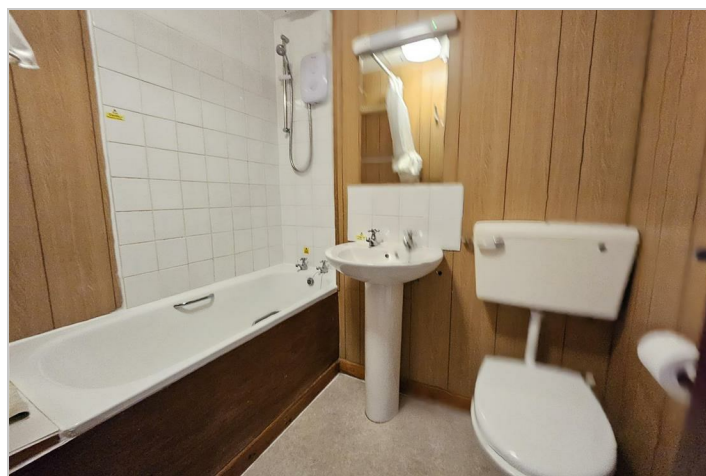
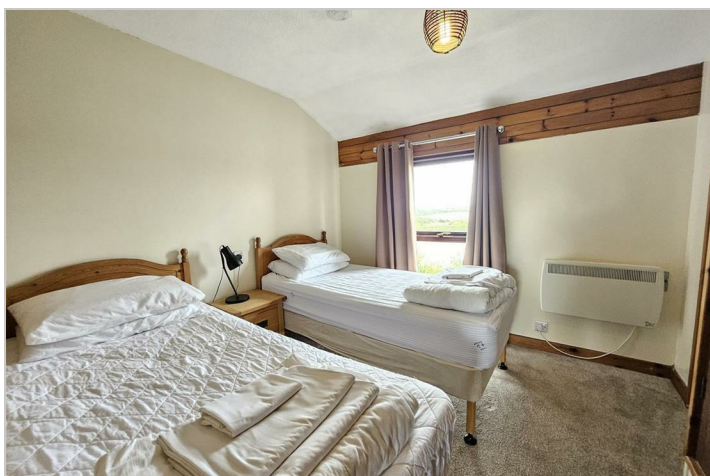
Service fees - £1443.46

Ground rent - £442.63

Water sewerage - £459.64

Road charges - £242.69

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



## Road Map



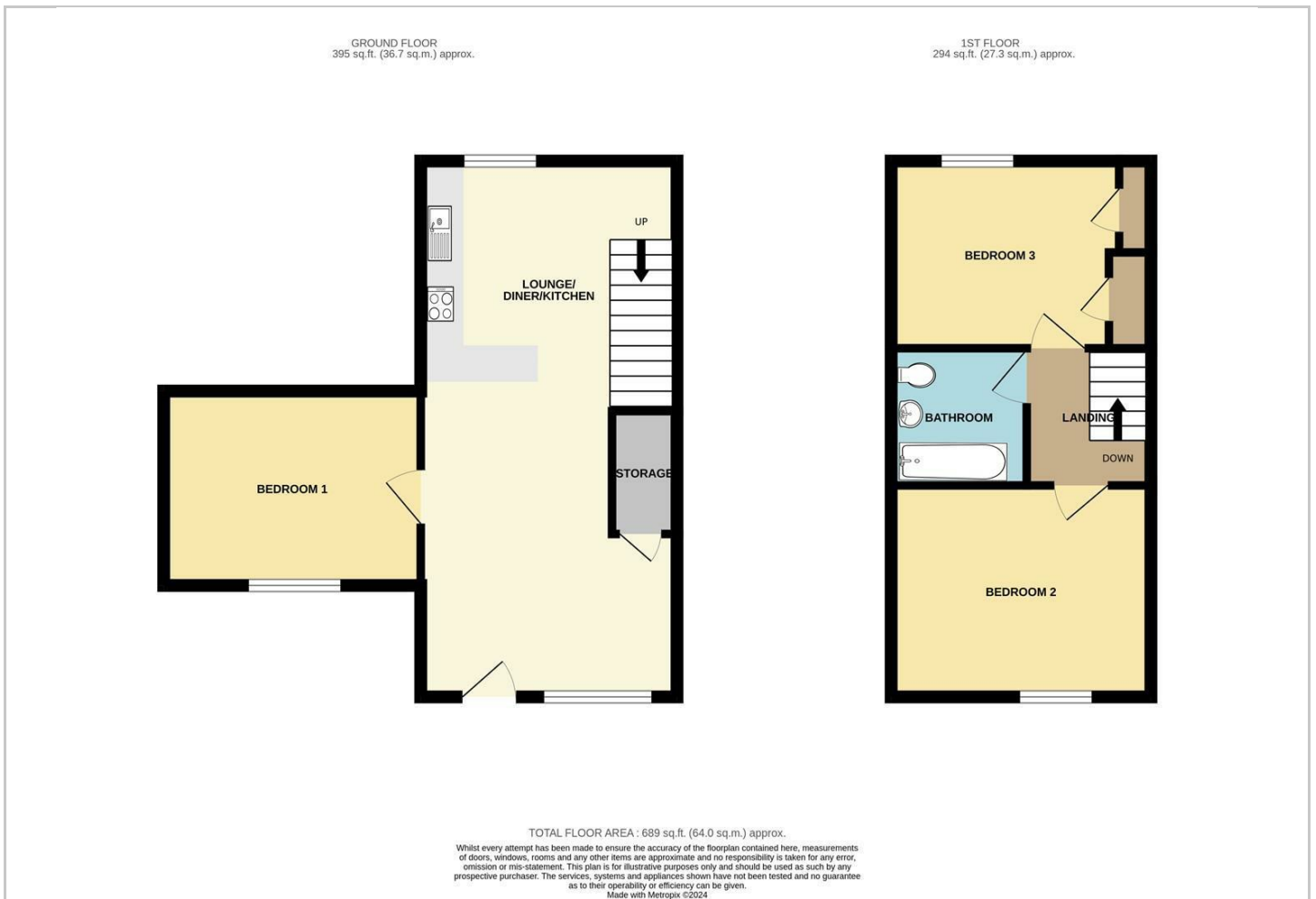
## Hybrid Map



## Terrain Map



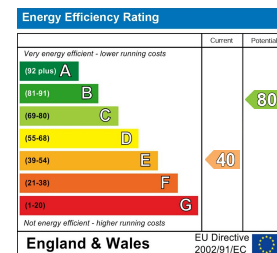
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.