



**10 Perran View Holiday Park, St. Agnes, TR5 0XS**

**£115,000**

A two bedroom holiday/ investment property that is located between the popular holiday resorts of Perranporth and St Agnes.

## The Property

The perfect holiday home or investment property, located on the popular Perran View Holiday Park, midway between the coastal villages of St Agnes and Perranporth. Offering comfortable family living accommodation with open plan kitchen/diner & sitting room, shower room and two double bedrooms, with the added benefit of front and rear seating for enjoying your evenings.

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, 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 & arcade machines. The property is suitable for all year use, with site facilities remaining open for ten months of the year.

Occupying a desirable position, close to the main site complex, this well-presented holiday home offers comfortable and spacious living accommodation and would make an excellent Cornish getaway or investment opportunity. Tastefully decorated throughout, the property benefits from high-efficiency electric heating and uPVC double glazing throughout. There is a small patio to the front and communal garden to the rear.

**Open Plan Kitchen/Living Room/Diner 23'6" x 11'10" (7.16m x 3.61m)**

## Landing

**Bedroom 8'10" x 9'2" (2.69m x 2.79m))**

**Bedroom 11'10" x 7'9" (3.61m x 2.36m)**

## Shower Room

## Outside Space

To the front you have an seating area with picnic bench but this property also has a space to the rear that can be used for entertaining, this can be accessed by from the kitchen.

## Directions

SAT NAV: TR5 OXS

What3words: ///venues.weeknight.pens

For further help, please contact Camel Coastal & Country

## Property Information

Age of Construction: 1960's

Construction Type: Block (Assumed)

Heating: Electric

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Business Rates

EPC: F35

Tenure: Leasehold

## 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.

## Agent Notes

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

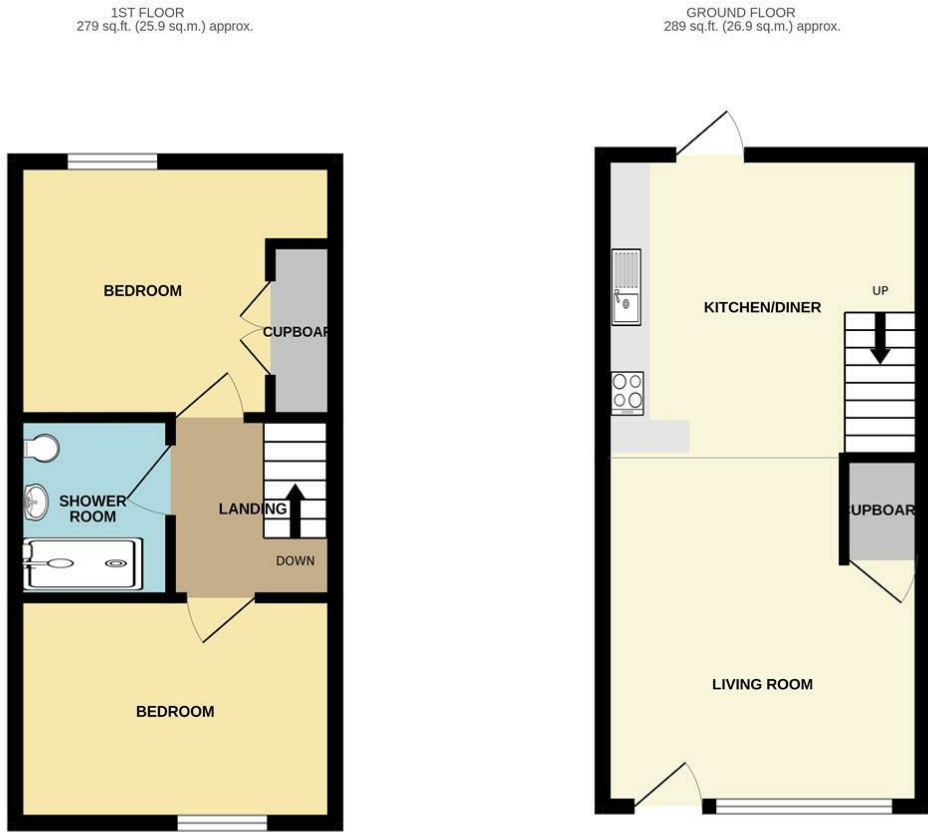
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property 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

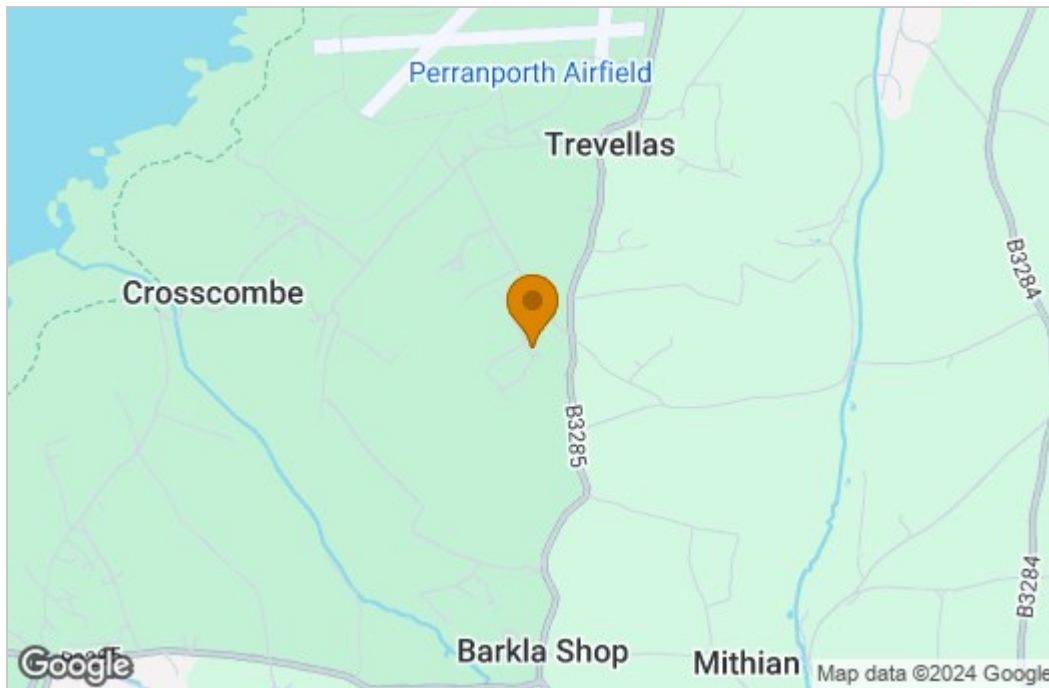
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# Floor Plan

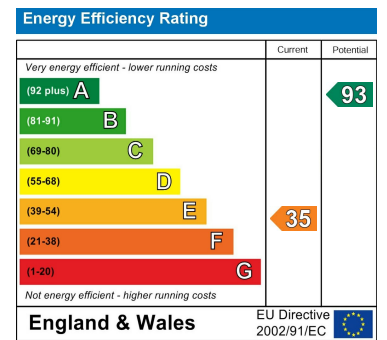


TOTAL FLOOR AREA: 568 sq.ft. (52.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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# Area Map



# Energy Efficiency Graph



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