

EST. 1999

# CAMEL

COASTAL & COUNTRY



## 33 Perran View

Higher Trevellas, St. Agnes, TR5 0XS

£99,999





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## The Property and Perran View Holiday Park

The perfect getaway or holiday investment. This three bedroom home is situated on the popular holiday of Perran View. Located midway between the popular coastal villages of Perranporth and St Agnes makes this a great position for those wanting to explore the delights both coastal villages have on offer.

Accommodation for the property comprises three bedrooms, one of which is located on the ground floor along with the open plan living room/kitchen/diner. ON the first floor with the additional two bedrooms you will find the bathroom.

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

24'9 x 11'9 (7.54m x 3.58m)

### Bedroom

11'9 x 8'8 (3.58m x 2.64m)

## Landing

### Bedroom

11'9 x 8'2 (3.58m x 2.44m'o.61m)

### Bedroom

9'1 x 8'8 (2.77m x 2.64m)

### Bathroom

### Directions

Sat Nav: TR5 0XS

What3words: ///leopard.charts.outnumber

For further information 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: Awaiting

Tenure: Leasehold

Service fees - £1443.46

Ground rent - £442.63

Water sewerage - £459.64

Road charges - £242.69

Tel: 01872 571454

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

### Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, 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.



Road Map



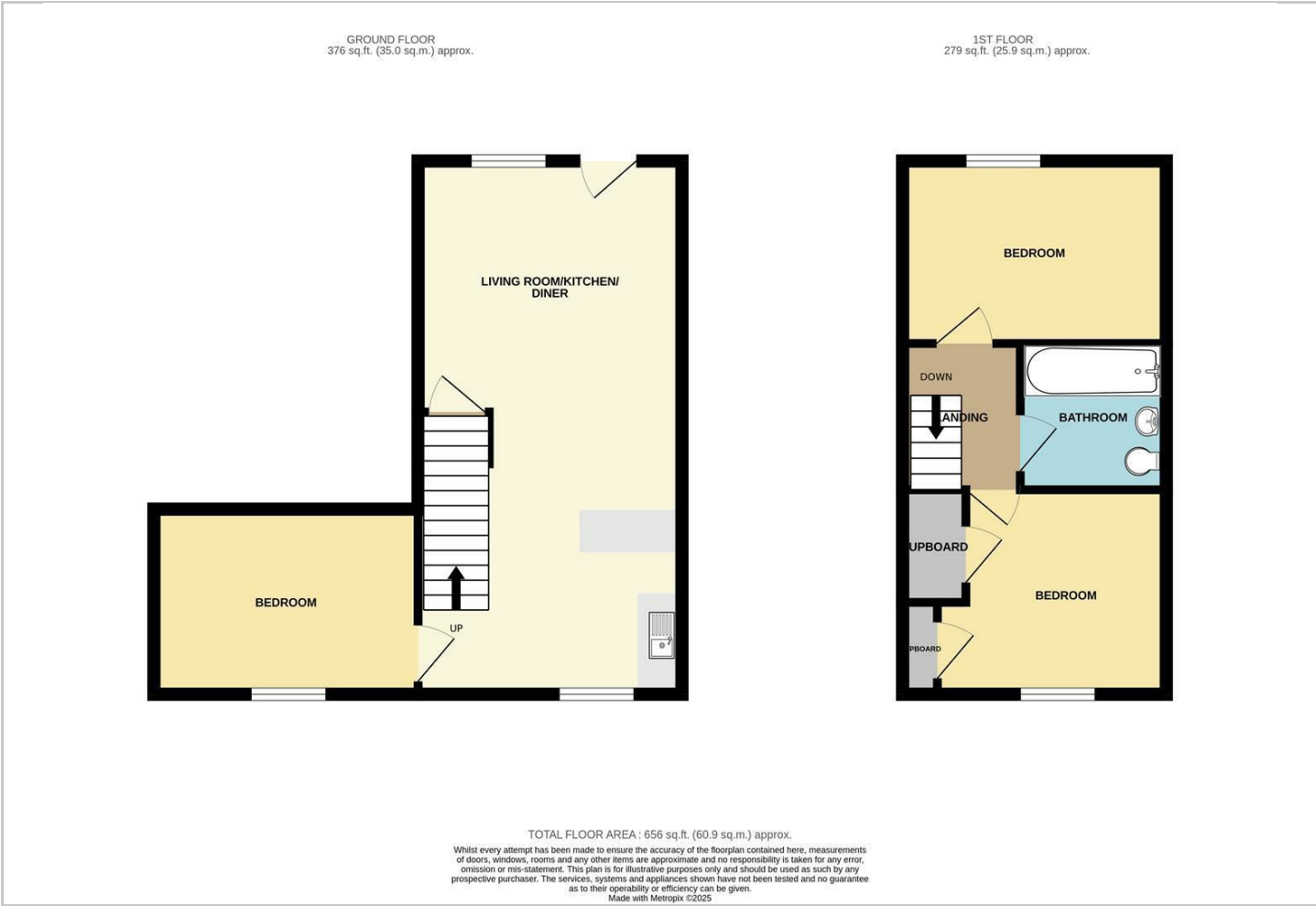
Hybrid Map



Terrain Map



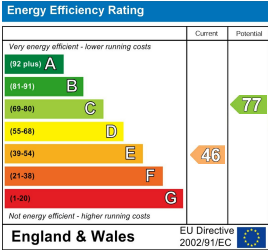
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.