

camel H O M E S

www.camelhomes.co.uk

9 St Pirans Road

Perranporth

Cornwall

TR6 0BH

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SERVICES: Mains electricity, water and drainage.

EPC: E

DIRECTIONS: From our Perranporth office turn right onto St Pirans Road. At the bridge turn right and then immediately left onto St Georges Hill. Follow the road for approximately one and a half miles before taking the first right just past the camping shop on your left. Proceed along the lane and find the entrance to Perran View Holiday Park on your left. Our agent will meet you outside reception.

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19 Perran View

Perran View Holiday Park, Trevellas, St Agnes, TR5 0XH

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

MONEY LAUNDERING REGULATIONS

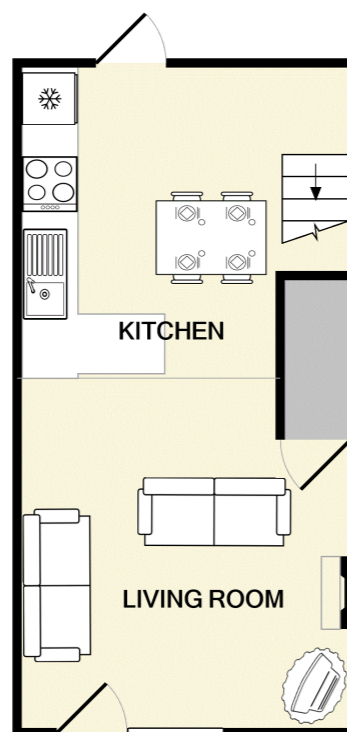
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

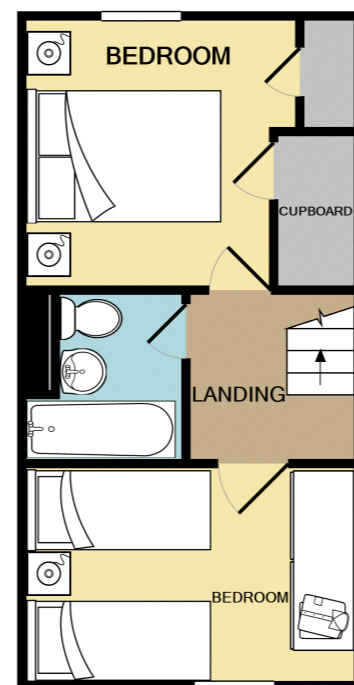
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property 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 1998

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.



GROUND FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Camel Estate Agents is the trading name of Shilbury Limited
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Registered Office: 9 St Pirans Road, Perranporth, Cornwall, TR6 0BH.
Directors: Simon Dowling FRICS FNAEA and Felicity Dowling





19 Perran View

Trevellas, St Agnes, TR5 0XS

Ideal Cornish holiday home/bolthole 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, family bathroom and two double bedrooms.

Location

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.

The Property

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.

Principal accommodation comprises (all dimensions are approximate):-

uPVC double glazed door open into:-

OPEN PLAN LIVING/DINING/KITCHEN

Overall measured at 7.17m x 3.61m (23' 6" x 11' 10") including staircase, divided into the following areas.

LIVING ROOM 3.79m x 3.61m (12' 5" x 11' 10") Wall-mounted electric fire, door to large under stairs storage cupboard.

KITCHEN/DINER 3.38m x 3.61m (11' 1" x 11' 10") overall measurement including staircase. Fitted with a range of wall units and base cupboards with black granite effect laminate work surfaces, inset with circular sink and drainer, inset four ring electric induction hob with chimney style stainless steel extractor hood over and ceramic tiled splash backs, free standing fridge, built in electric oven. uPVC double glazed door to rear communal garden with countryside views.

FIRST FLOOR Landing with loft hatch to roof void, doors to:-

BEDROOM ONE 3.61m x 2.38m (11' 10" x 7' 10") uPVC double glazed window to front aspect.

BEDROOM TWO 2.71m x 2.81m (8' 11" x 9' 3") uPVC double glazed window to rear aspect with far reaching rural views.

BATHROOM Fitted with a white suite comprising panelled bathtub with electric shower over, vanity unit with over-set wash hand basin and low flush WC.

OUTSIDE To the rear of the property is a small communal garden area bounded to the rear by a fence with fields beyond. There is a small patio area to the front of the property.

Site Charges (APPROX)

Service fees - £1643.09
Ground rent - £503.84
Water sewerage - £459.64
Road charges - £242.69

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

- OPEN PLAN LIVING ROOM & KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- FAR REACHING RURAL VIEWS
- COMMUNAL GARDENS
- EXTENSIVE ON SITE FACILITIES
- TENNIS COURTS
- HEATED INDOOR SWIMMING POOL
- RESIDENTS PARKING
- CLOSE TO PERRANPORTH & ST AGNES

Age of Construction: Originally 1980's (Assumed)
Construction Type: Block (Assumed)
Heating: Electric
Electrically Supply: Mains
Water Supply: Private
Sewage: Mains: Private
Council Tax: Business Rates
EPC: E54 (Current) A94 (Potential)

