

# 9 Atlantic View Praa Sands Holiday Village Praa Sands, Cornwall TR20 9SH









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Wake up to the sound and sight of the sea! If you've ever dreamed of owning your own property within close proximity of the dramatic south Cornish coastline this could be your chance. Offered for sale with no onward chain 9 Atlantic View is in excellent condition throughout and offers spacious living and sleeping accommodation which would be well suited as a bolt hole or holiday let opportunity. Internally the property provides a practical layout with a well equipped kitchen complete with integral washer/dryer, gas double oven, microwave, dishwasher, freestanding American style fridge freezer and breakfast bar. The Lounge is flooded with natural light and has French doors leading out onto the large wrap around decked seating area offering that all important sea view and providing ample space for a hot tub installation if required. There is a sofa bed in the living room providing capacity for six people to sleep. In addition there is a family bathroom and a double bedroom benefiting from an en-suite shower room and plenty of built in storage as well as a twin bedroom. To the outside of the lodge there is an allocated parking space and the holiday village facilities are just a short walk away. Set on an elevated position along a no through road this property is sure to impress!



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GUIDE PRICE - £75,000

#### LOCATION

Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltering dunes, after a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset. The village also boasts a range of eateries including the iconic Sand Bar where you can enjoy a delicious Mediterranean style meal with a panoramic view of the sea. There is also a range of fabulous independent shops including the recently opened and well stocked general store and deli.

#### ACCOMMODATION

Lounge (3.73m x 3.19m 12'2" x 10'5")

Kitchen/Diner (3.73m x 3.28m 12'2" x 10'9")

Bedroom One (3.08m max x 2.94m max 10'1" x 9'7") with en-suite shower room (1.94m x 1.2m 6'4" x 3'11")

Bedroom Two (2.76m x 1.73m 9'0" x 5'8")

Bathroom (2.57m max x 1.22m 8'5" max x 4'0")

Decking Area with Sea Views

#### PARKING

There is one allocated parking space. There is further parking available at the Clubhouse.

#### HOLIDAY VILLAGE FACILITIES

There is a well regarded 9 hole Golf Course and leisure centre offering a bar and social club, children's play area, an indoor pool and gym facilities.

#### SERVICES

Mains gas, electricity, water and drainage.

#### COUNCIL TAX

Exempt due to the property not being able to be used as main residence.

#### AGENTS NOTE

Prospective purchasers should be aware that the lodge is for holiday and recreational use only. You are entitled to use the lodge each year from 1st March to 28th February.







Praa Sands Golf Course





#### AGENTS NOTE TWO

Upon resale of the property a 15% fee is payable to Praa Sands Holiday Village.

#### AGENTS NOTE THREE

Our clients have informed us that there is an annual ground rent and service charge which is £6,215 for the year 24/25. The lease expires in 2033.

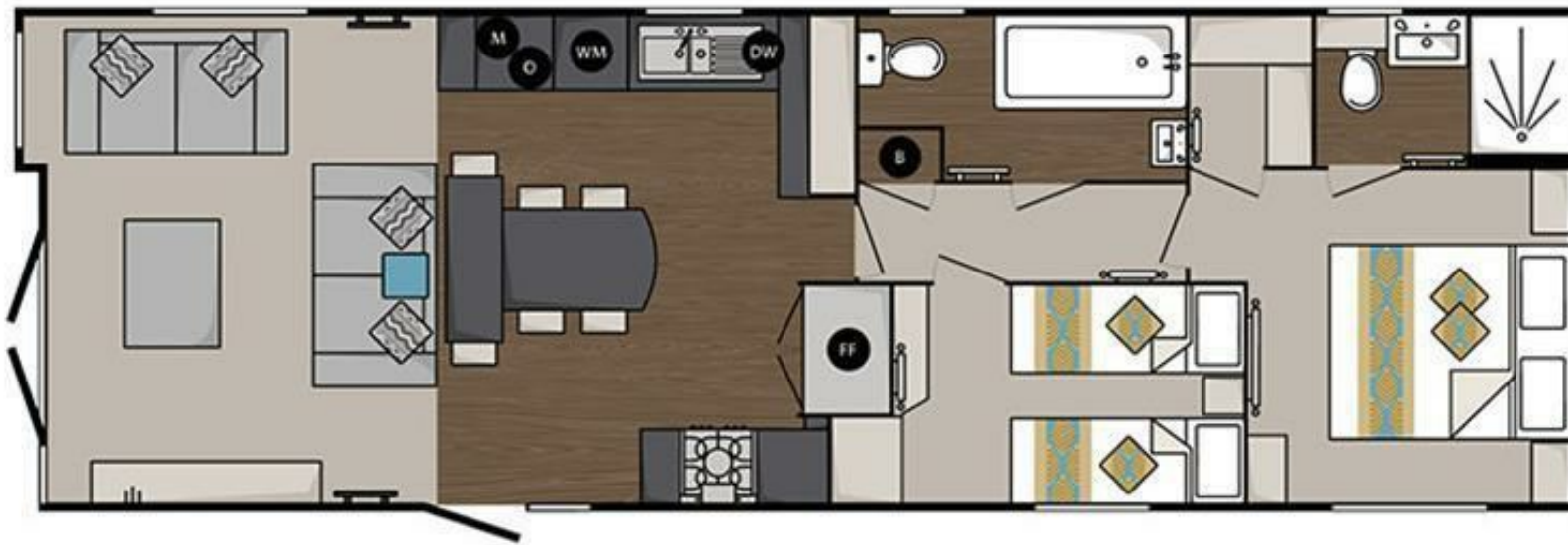
#### ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

#### PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



