

5 Praa Cove Praa Sands, Cornwall TR20 9SD







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Nestled just moments away from the popular sandy beach and Praa Sands Holiday Park, this modern three bedroom semi-detached home offers coastal living at its finest. Step through the entrance hallway and be greeted by the spacious open plan lounge/diner/kitchen, a delightful social hub perfect for entertaining friends and family.

Whether you're hosting gatherings or unwinding after a day on the beach, this versatile space is sure to impress. Patio doors at either end allow natural light to flood in, creating a bright and airy atmosphere. In the lounge, let the flames crackle away creating a comforting ambiance as you relax and unwind, while the well equipped kitchen, boasting plenty of storage cupboards, awaits your culinary creations. Upstairs, three double bedrooms await, along with a family bathroom. The master bedroom enjoys further luxury and convenience and enhanced by an ensuite.

Outside, the easy to maintain garden sets the stage for outdoor gatherings and BBQs, making it ideal for enjoying the coastal lifestyle. Whether you're a full time resident or seeking a holiday home, this property offers the perfect blend of comfort and convenience.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £450,000

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. There is a well regarded Golf Course and leisure centre offering an indoor pool and gym facilities for members. The village also boasts a range of eateries including the iconic Welloe where you can enjoy a delicious Mediterranean style meal with a panoramic view of the sea.

Accommodation

Entrance Hallway
Open Lounge/Diner/Kitchen
Stairs to First Floor Landing

Bedroom Three
Bedroom Two
Family Bathroom
Bedroom with En-suite

Outside

An enclosed rear garden with a raised decked area and lawned area.

Parking

Driveway providing off road parking for several vehicles.

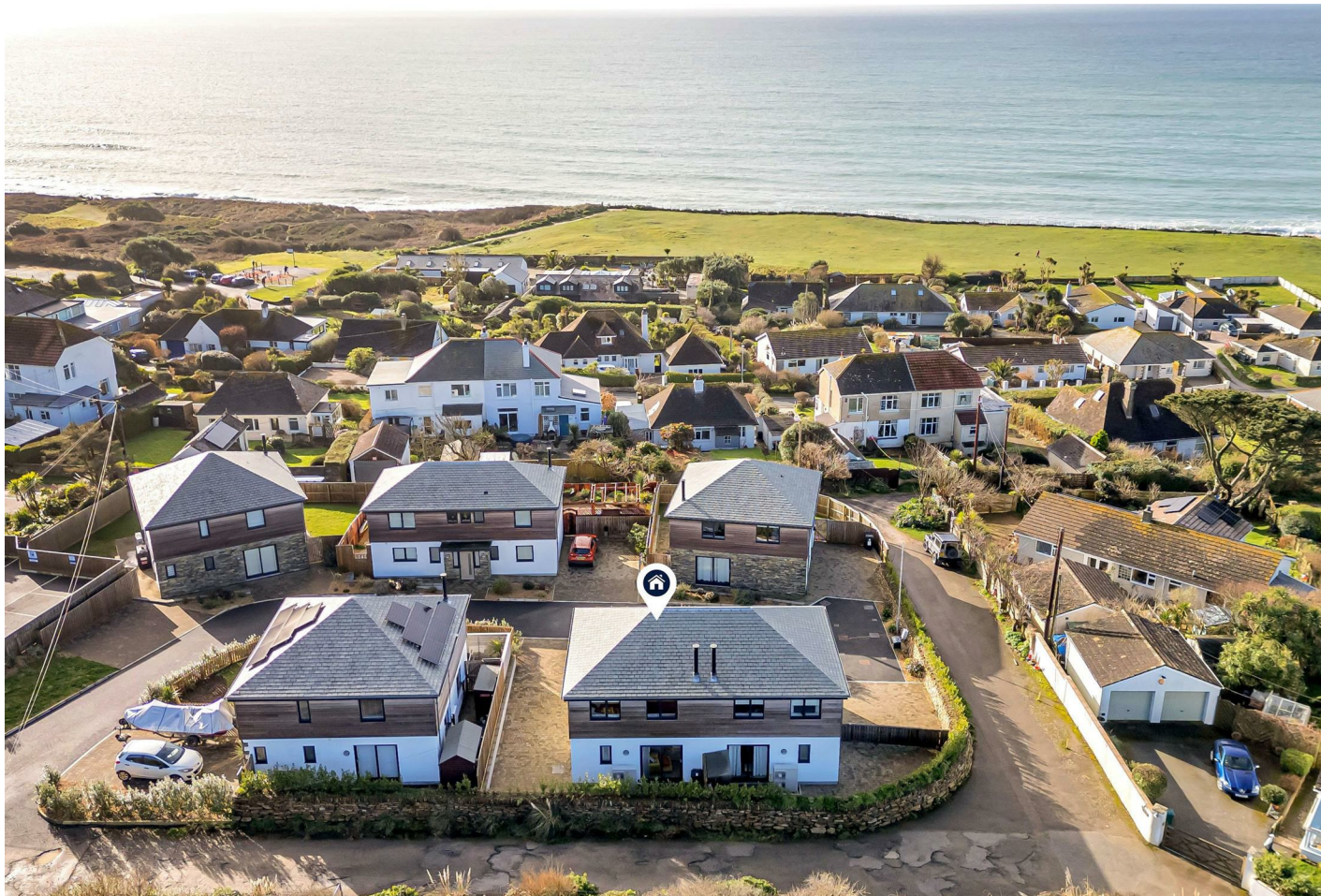
Services

Mains water, electricity. Sewerage treatment plant. Air source heating with underfloor heating.

Council Tax Band

The property is currently used as a holiday let so no council tax banding applies.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Service Charge

We have been advised that all 6 properties in the cul-de-sac will jointly own the Ltd Management company. This will include maintenance of the communal areas and the sewerage treatment plant. The service charge payable is currently under review.

Broadband and Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

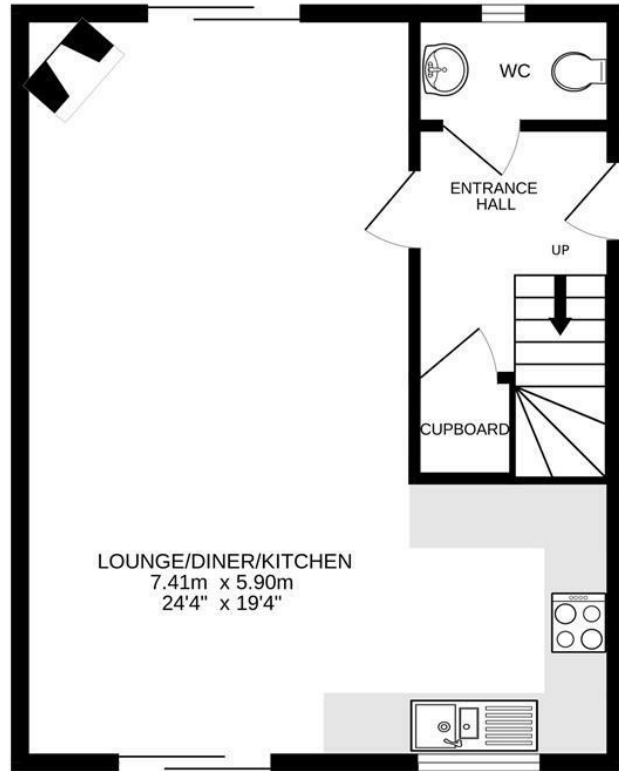
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

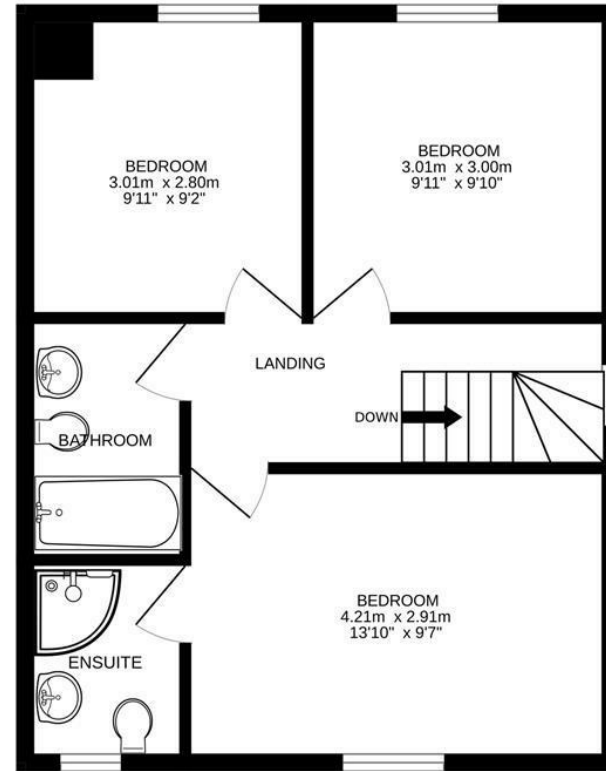
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



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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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.

