

# 35 Gwel Teg, Praa Sands Holiday Village

## Praa Sands, TR20 9SH







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Nestled within the charming Praa Sands Holiday Village, this delightful three-bedroom park home presents an exceptional opportunity for those seeking a tranquil retreat by the coast. The property boasts a modern and stylish design, featuring an open plan lounge, kitchen, and dining area that creates a spacious and inviting atmosphere. Large patio doors seamlessly connect the interior to a raised decking area, perfect for sunbathing or enjoying alfresco dining, and providing an ideal space for a hot tub to enhance your relaxation.



This park home offers convenient parking for two cars, ensuring ease of access for you and your guests. Owners will also benefit from the use of all the park's facilities, which add to the appeal of this vibrant community.

With some glimpses of the sea, this property is just a short distance from the beautiful Praa Sands beach, where you can enjoy the stunning coastline and partake in various water activities. If you are looking for a holiday home, this park home offers a perfect blend of comfort, convenience, and coastal charm.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price £110,000****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 Welloe inn where you can enjoy a delicious meals with a panoramic view of the sea. There is also a range of fabulous independent shops.

**Accommodation**

Entrance  
Open Plan Lounge Kitchen Dining Room  
3 bedrooms  
2 bathrooms (master ensuite)

**Parking**

There is allocated parking for 2 cars to the side of the property.

**Outside**

The home offers a large raised decked area creating the ideal Alfresco dining area or sunbathing area. Within this area is there is a hot tub. To the side of the property is a gated walkway leading to the front door of the property.

**Services**

Electricity, water, sewerage & LPG all connected and billed annually to the owner.

**Agents Note 1**

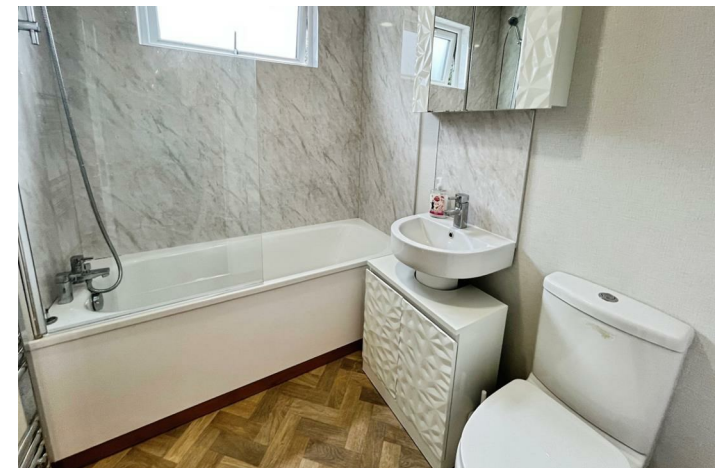
Prospective purchasers should be aware that our client is related to a member of staff within The Mather Partnership.

**Agents Note 2**

Please note our clients have informed us that it will be sold furnished, excluding the outdoor seating, the BBQ and the TV.

**Service Charges**

Our client has advised us that the pitch fee for 24/25 is £7885. The rates for 24/25 are £251.01. The water and sewerage charge for 24/35 is £52.99. The refuse, environmental and admin charge is £271.12 for 24/25.





**Lease Information**

The lease commences on 13.4.24 and concludes 14.4.42.

**Council Tax Band**

We have been advised that there is no council tax payable.

**What3Words**

///promotion.encroach.worksheet

**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**

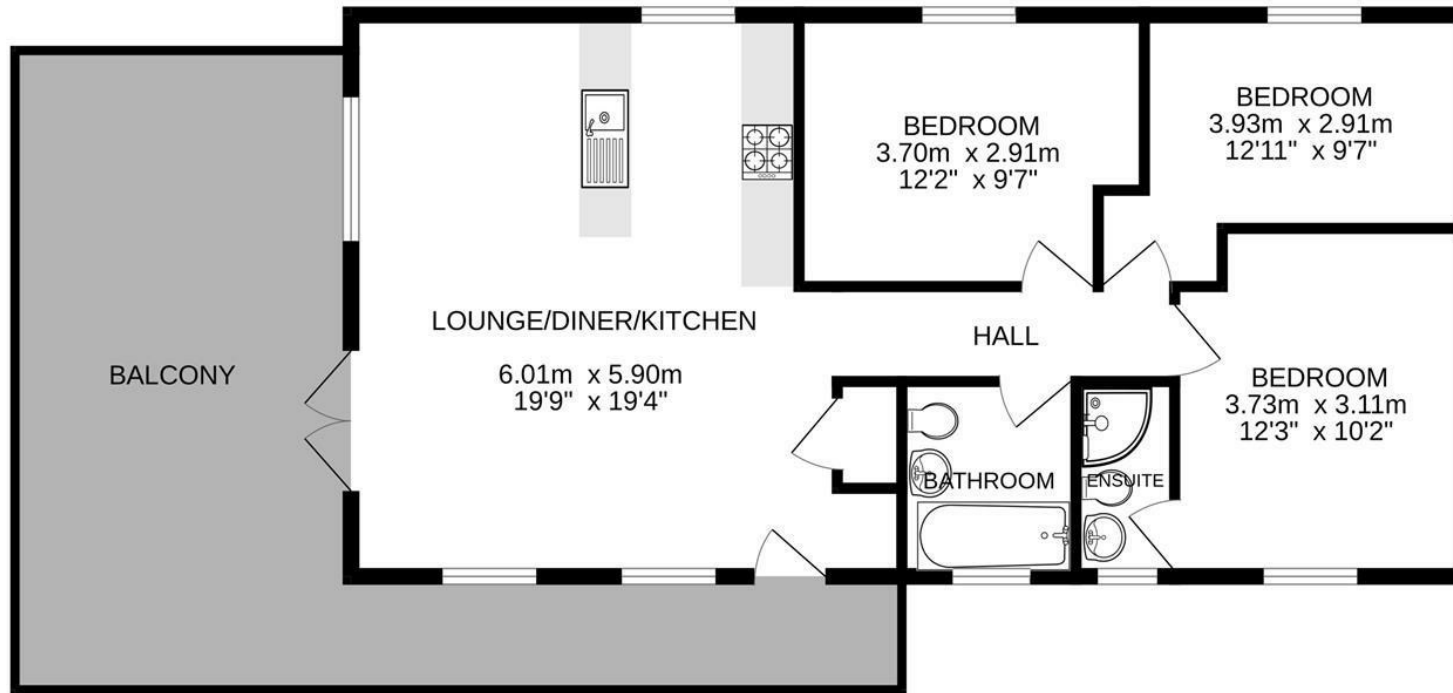
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & 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/>



## GROUND 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.

