



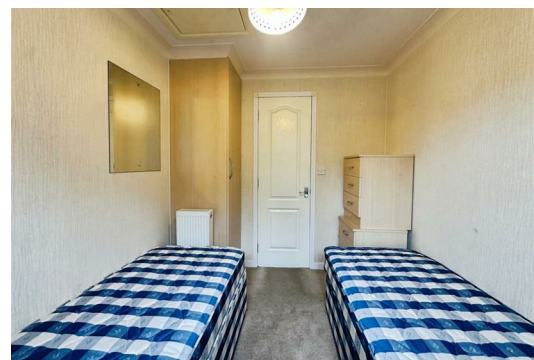
20 Two Chimneys Caravan Park, Praa Sands, TR20 9SP

Guide price £130,000

Tucked away in a peaceful position on this popular and well maintained park, this delightful two bedroom park home offers a rare opportunity to purchase a residential park property within easy reach of the beach and local amenities.

The accommodation features a light and spacious open plan living area, creating a welcoming social space that flows seamlessly onto a decked terrace, perfect for relaxing or entertaining outdoors. The kitchen is thoughtfully designed with ample storage and workspace. There are two well proportioned bedrooms, including a master bedroom with ensuite, alongside a bathroom.

Outside, the wrap around garden provides a good degree of privacy and greenery, offering plenty of space to enjoy the sunshine or add your own personal touches.



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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 boasts a range of eateries including the iconic Welloe where you can enjoy a delicious pizza with a panoramic view of the ocean. There is also a range of fabulous independent shops including the recently opened and well stocked general store and deli. From Praa Sands the larger towns of Helston and Penzance can be accessed with a wider range of facilities as well as the A30 and nearby Porthleven.

Accommodation

Entrance Hallway
Open Plan Kitchen/Dning Room/Lounge
Bedroom Two
Bathroom
Bedroom One with Ensuite

Outside

The garden wraps around the property and mainly laid to lawn. Mature shrubs boarder the park home to provide a good level of privacy.

Services

LPG gas, mains electric, Drainage via a water treatment plant on site.

Agents Note

Upon resale of the property a 10% fee is payable to Praa Sands Holiday Village.

Service Charges

Our client has informed us that the service charge is £86.10 per month. The cost will be subject to annual review.

Council Tax Band- A

What3Words

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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/>



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.

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